



The Episcopal Church of St Thomas the Apostle

Monthly Vestry Meeting - Minutes August 19, 2025

IN ATTENDANCE

Rector

Father Christopher Thomas

Ex-Officio Officers

Bob Stutz, Clerk
Rusty Rippamonti, Chancellor

Clergy Staff/Guests

Jerry Knight
Alan Sides & Family

Vestry Members

Hampton Burwick
Janet Elsea - Senior Warden
Daniel Hall - Junior Warden
Jami Mifflin
John Van Buskirk
Rene Aguirre
Jack Sartin

SUMMARY OF ACTIONS TAKEN AND SIGNIFICANT EVENTS

- **July Vestry Minutes were approved as amended**
- **Financial Reports**
- **Mission Outreach**
- **Building and Grounds**
- **Guild Liaisons Reports**
- **Rector's Report**

NARRATIVE

I. Call to Order and Opening Prayer**Fr. Christopher Thomas**

The meeting was called to order at 7:05 PM by Fr. Christopher Thomas, and began with an opening prayer led by Fr. Christopher.

II. Resource Person for Meeting**Jami Mifflin****III. Prior Meeting Minutes Approval****Janet Elsea**

The meeting continued with a review of the previous month's minutes. Hampton Burwick moved, and Jami Mifflin seconded, a motion to approve as amended the July 19, 2025 meeting minutes. The minutes were approved by a unanimous vote.

IV. Alan Sides addressed the Vestry. There will be a social/meeting of the choir at the home of Dan Hall. Amy Sides also addressed the group with her background information as well as their daughter.

V. Finance Committee

Jerry Knight

Fr. Christopher Thomas presented revised information to upgrade the software/hardware to enhance the quality of the Church Organ sounds and a discussion followed. A motion was made to proceed with the revised upgrade with the amount not to exceed \$ 5,200. Janet Elsea moved and Hampton Burwick seconded and the motion passed unanimously.

The July 2025 Income Statement and Balance Sheet were presented. Income is strong although Pledge Income is down, Non Pledged contributions have exceeded the amount budgeted for the year. Expenses are approximately \$4,500 underbudget YTD ending July 31, 2025.

The Endowment Committee Report is found on Page 14 of the meeting agenda and shows 2025 available funds of \$ 16,871.81.

Hampton Burwick Chaired the Audit Committee which conducted the audit with the assistance of Jami Mifflin and Tom Files. The Audit found everything in good order. A copy of the Audit Report along with guidelines were included in the meeting agenda. Jack Sartin moved and Jami Mifflin seconded the Audit Report be accepted. The vote was unanimous to accept the audit report. The Personnel Files were also audited but not included in the report. A suggestion was made to partner with another church in future audits and shared personnel conducting the audit.

Rusty Rippamonti presented a revised T-Mobile proposal to St Thomas to lease a portion of the church property for a \$1000/month fee which is still low with a desired monthly payment of \$1,500 and an escalation provision. Rusty will work with the Diocesan office who have the final decision-making authority.

Fr. Christopher Thomas shared the Diocesan is unable to find an Underwriter for the 10 million dollar Umbrella Liability Policy it has, so St Thomas will need to coverage of its own.

V. Mission – Outreach Committee

Janet Elsea

The Homecoming Sunday is September 7th and we need to encourage individuals to provide desserts for the Dessert Auction.

The suggestion was made for members of St Thomas to volunteer at a food bank/food pantry as part of the community outreach program

VI. Building and Grounds (B&G) Committee

Dan Hall

Dan met with the roofers and received a very thorough estimate of the repair costs and given the extent of the repairs the cost is reasonable. The roofer indicated at some point the roof will need replaced. The question was asked as to how long the repairs would last. The church will need to plan a capital campaign for the cost of a new roof.

The water and sprinkler issues remain and Atmos is making progress on finishing their repairs. It was mentioned that perhaps we can change some of the landscaping to low water plants to conserve on utilities. Harmon Duke is a landscape architect and has offered his services to St. Thomas.

FastSign will come to St. Thomas to refresh the church sign at the corner when Atmos is finished.

VII. Guild Liaisons Reports

- **Acolytes/Eucharistic Ministers** (John VanBuskirk) – No report
- **Eucharistic Visitors** (John Billingsley) – No report.
- **Altar Guild** (Rene Aguirre) Homecoming will be a good opportunity to reach out to new people
- **Greeters/Ushers** (Hampton Burwick) – Name Tag Lanyards for members and visitors are working well. We are to encourage all members and visitors to sign the red attendance books. Janet Elsea will revamp the greeting procedures for the "Welcome Ambassadors" The Welcome ambassadors will wear aprons to identify them. One person will be needed to manage the sign in table and then two others will greet.
- **Kitchen/Social:** (Jami Mifflin) – The Homecoming Pot Luck Luncheon will be September 7th in the Parish Hall following the 10:30 Service and will include the dessert auction. The Ice Cream Social will be two weeks after Homecoming.
- **Lectors (Readers)** (Jack Sartin) – The schedule is set and training on microphone use is planned.
- **Music** (Dan Hall) – There will be a happy hour social at Dan Hall's for the returning and prospective choir members. The choir resumes September 7th.

VIII. Rector's Report

Fr. Christopher Thomas

- Interfaith Migration Alliance (page 47 of the agenda) has begun. Any interested individuals should speak directly with Fr. Christopher. The group will meet weekly to develop a framework of operation. The government is making it more difficult for Immigrants as well as DACA individuals. The group will have an outreach to other congregations to join. St. Thomas who has the structure but need individuals for other congregations to assist as well.
- The Fall Class begins September 10th and puts legs on the Baptismal Covenant. At the end of the 5 week course, everyone should know their part in being the "Church of Resistance"
- The Fall Kick Off Pledge Campaign begins September 7th with Ministry Cards to determine parish participation.
- Michael Legacy will coordinate St. Thomas participation in the Church of the Transfiguration annual Faith Dinners with Guided Conversations.

- New Comer/Visitor integration into the St. Thomas family needs to be developed for 1st, 2nd 3rd etc. visits. Page 46 of the agenda shows the July visitor attendance report.
- Nominating Committee for the Vestry. The current members whose terms expire are Dan Hall, Janet Elsea and John VanBurkirk. The new members will be voted on at the Annual Meeting will be on October 26th. Vestry Members must be confirmed and in good standing with St Thomas.

IX. Resource Person for September 16, 2025 Meeting

Hampton Burwick

X. Compline & Dismissal

Fr. Christopher Thomas

- The meeting was closed with Compline by Fr. Christopher at 8:59 pm.

APPENDIX

- Vestry Meeting Minutes – August 19, 2025
- Balance Sheet – July 31 2025
- Income Statement – July 1st – July 31, 2025
- Financial and Management Audit Report
- Endowment Committee Report July 28, 2025
- Organ Software/Hardware Upgrade – System Quote
- T-Mobile Lease Information
- Umbrella Insurance Policy
- Interfaith Migration Alliance
- The Baptismal Covenant
- Vestry, Ex-Officio Officers, Clergy & Staff, Endowment Fund Committee

Meeting Minutes prepared by Bob Stutz, Clerk

**FINANCE COMMITTEE REPORT
FOR JULY, 2025**

The income for the first seven months of 2025 continues to be very strong. The month's pledge income was just slightly under what was budgeted. The non-pledged income is substantially what had been budgeted. Keep up the good work!

We haven't had any unusually high expenses. The total expenses for the month were approximately \$4,500 under what was budgeted and approximately \$26,000 under budget for the seven months ending on July 31st.

The Episcopal Church of St. Thomas the Apostle
Balance Sheet

As of: Jul 31st 2025

Assets

Current Assets

Cash

1013 Inwood National Bank	200,934.82
1014 Inwood Bank-Operating	35,801.53
1015 Inwood Nat'l Bank-RMF	3,868.49

Total Cash 240,604.84

Total Current Assets 240,604.84

Investments

1045 Episcopal Foundation of Dallas	378,320.74
1050 Fidelity	113,843.70

Total Investments 492,164.44

Prepaid Expenses

1095 Prepaid Expenses	4,565.75
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Total Prepaid Expenses 4,565.75

Total Assets **\$ 737,335.03**

Liabilities & Net Assets

Liabilities

Current Liabilities

Accounts Payable	
2399 Income/Expense Clearing	387.78
Total Accounts Payable	387.78

Total Current Liabilities 387.78

Deferred Revenue

2405 Prepaid Pledges	23,086.98
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Total Deferred Revenue 23,086.98

Total Liabilities 23,474.76

Net Assets

Fund Balance

3000 General Fund	(12,694.76)
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Total Fund Balance (12,694.76)

Temp Restricted-Church Designated

3005 Spec svc Flowers/Music	2,519.24
3010 Reserve Fund	18,735.11
3020 Mission Outreach	2,169.25
3030 Rector's Speaker Fund	3,996.90
3040 Rector's Ministry Fund	5,856.47
3060 Memorial Fund	244,879.60

Total Temp Restricted-Church Designated 278,156.57

Perm Restricted

3070 Columbarium Fund	4,179.02
3090 Endowment Fund	284,042.95
3091 Knight-Flake Organ/Garden Fund	47,222.76
3093 Ewing House	(1,112.62)

Total Perm Restricted 334,332.11

Temp Restricted-Accum Surplus

8998 Investments Mark To Mkt	114,066.35
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Total Temp Restricted-Accum Surplus 114,066.35

Total Net Assets
Total Liabilities & Net Assets

713,860.27
\$ 737,335.03

The Episcopal Church of St. Thomas the Apostle
Income Statement

Date Range: Jul 1st 2025 - Jul 31st 2025

Accounts	Actual Jul 01, 2025 - Jul 31, 2025	July 2025 Budget	Actual YTD	Budget YTD	2025 Budget
Revenues					
General Receipts					
4000 Pledge Income	28,761.38	29,383.17	203,042.40	205,682.19	352,598.00
4010 Plate Income	282.00	208.33	1,932.00	1,458.31	2,500.00
4012 Non pledged donations	1,025.00	416.67	8,463.00	2,916.69	5,000.00
4013 Prior year pledge	0.00	0.00	1,000.00	0.00	0.00
4092 Easter	0.00	0.00	679.00	500.00	500.00
4093 Christmas Day	0.00	0.00	0.00	0.00	500.00
4094 Maundy Thursday	0.00	0.00	70.00	0.00	0.00
Total General Receipts	30,068.38	30,008.17	215,186.40	210,557.19	361,098.00
Other Income					
4030 Interest Income	637.98	500.00	4,322.85	3,500.00	6,000.00
4040 Other Income	125.86	8.33	342.16	58.31	100.00
Total Other Income	763.84	508.33	4,665.01	3,558.31	6,100.00
Misc Income					
4020 Building Use	512.15	166.67	1,118.56	1,166.69	2,000.00
Total Misc Income	512.15	166.67	1,118.56	1,166.69	2,000.00
Total Revenues	\$ 31,344.37	\$ 30,683.17	\$ 220,969.97	\$ 215,282.19	\$ 369,198.00
Expenses					
Personnel Expenses					
5000 Rector-Stipend & taxes	8,750.00	8,750.00	61,250.00	61,250.00	105,000.00
5002 Rector-Pension	1,500.00	1,575.00	10,500.00	11,025.00	18,900.00
5003 Rector- Benefits	1,343.48	1,298.33	9,404.36	9,088.31	15,580.00
5004 Rector- Travel & Telephone	0.00	333.33	579.11	2,333.31	4,000.00
5006 Rector-Continuing Ed	0.00	83.33	75.00	583.31	1,000.00
5009 Rector-Miscellaneous	181.35	83.33	276.17	583.31	1,000.00
5020 Supply Clergy	0.00	66.67	500.00	466.69	800.00
5030 Parish Admin	2,348.40	2,142.50	15,079.20	14,997.50	25,710.00
5035 Organist	1,200.00	2,145.83	8,927.49	15,020.81	25,750.00
5037 Supply Musician	0.00	166.67	300.00	1,166.69	2,000.00
5039 Payroll Taxes	198.78	328.33	1,306.58	2,298.31	3,940.00
5040 Lay Staff-Pension	211.36	192.83	1,357.13	1,349.81	2,314.00
5041 Lay Staff- Continuing Ed	0.00	125.00	0.00	875.00	1,500.00
5042 Audio Visual Svcs	250.00	250.00	2,000.00	1,750.00	3,000.00
5105 Managing Financial Reports	700.00	687.50	4,950.00	4,812.50	8,250.00
Total Personnel Expenses	16,683.37	18,228.65	116,505.04	127,600.55	218,744.00
Office Expense					
5100 Office Supplies & Paper	274.70	250.00	1,970.90	1,750.00	3,000.00
5102 Office Equipment Maint	289.12	416.67	2,245.84	2,916.69	5,000.00
5104 Technology	0.00	333.33	2,065.43	2,333.31	4,000.00
5106 Postage	78.00	100.00	643.75	700.00	1,200.00
5107 Bank & Paychex Charges	35.28	83.33	124.27	583.31	1,000.00
5108 Credit Card Donation fees	471.55	250.00	1,604.02	1,750.00	3,000.00
5109 Miscellaneous	47.66	25.00	550.95	175.00	300.00
Total Office Expense	1,196.31	1,458.33	9,205.16	10,208.31	17,500.00
Insurance					
5110 Property & Liability Ins	2,245.00	2,625.00	16,520.67	18,375.00	31,500.00
Total Insurance	2,245.00	2,625.00	16,520.67	18,375.00	31,500.00
Worship Expense					
5120 Altar Supplies	332.74	100.00	1,421.56	700.00	1,200.00

Accounts	Actual				
	Jul 01, 2025 - Jul 31, 2025	July 2025 Budget	Actual YTD	Budget YTD	2025 Budget
5125 Organ/Piano	0.00	83.33	0.00	583.31	1,000.00
5127 Choir Music Supplies	291.30	41.67	1,022.54	291.69	500.00
Total Worship Expense	624.04	225.00	2,444.10	1,575.00	2,700.00
Parish Life Exp					
5130 Convention	0.00	37.50	0.00	262.50	450.00
5131 Christian Education	111.50	41.67	346.36	291.69	500.00
5132 EPN Membership Dues	0.00	0.00	500.00	900.00	900.00
5133 Vestry Retreat/Other	0.00	100.00	1,551.00	700.00	1,200.00
5134 EPN Conference	0.00	250.00	1,668.87	1,750.00	3,000.00
5135 Social	0.00	166.67	341.44	1,166.69	2,000.00
5136 Coffee	82.45	66.67	443.69	466.69	800.00
5137 Parish Life Other Exp	0.00	125.00	1,623.80	875.00	1,500.00
5138 Choir Dinner	0.00	16.67	0.00	116.69	200.00
5139 Vestry	64.99	83.33	172.07	583.31	1,000.00
Total Parish Life Exp	258.94	887.51	6,647.23	7,112.57	11,550.00
Buildings & Grounds					
5140 Custodial Supplies	31.50	41.67	495.38	291.69	500.00
5144 Capital Improvement Exp	0.00	416.67	0.00	2,916.69	5,000.00
5145 Maint-Bldgs & Equipment	360.00	958.33	6,881.06	6,708.31	11,500.00
5147 Janitorial Service	848.72	1,066.67	5,941.04	7,466.69	12,800.00
5148 Maint-Grounds	1,711.00	1,666.67	11,365.00	11,666.69	20,000.00
5149 Pest Control	192.00	166.67	927.85	1,166.69	2,000.00
Total Buildings & Grounds	3,143.22	4,316.68	25,610.33	30,216.76	51,800.00
Utilities					
5150 Telephone & Internet	353.76	416.67	2,505.79	2,916.69	5,000.00
5152 Electricity	927.48	916.67	4,660.42	6,416.69	11,000.00
5154 Water & Sewer 6525	326.89	416.67	2,037.00	2,916.69	5,000.00
5155 Water- 6529	0.00	833.33	63.28	5,833.31	10,000.00
5156 Natural Gas	181.00	166.67	1,309.73	1,166.69	2,000.00
5158 Safety, Security, & Fire Alarms	229.03	583.33	3,672.01	4,083.31	7,000.00
5159 Waste services	352.41	333.33	2,424.88	2,333.31	4,000.00
Total Utilities	2,370.57	3,666.67	16,673.11	25,666.69	44,000.00
Outreach					
5162 Advertising/Welcoming	0.00	208.33	722.51	1,458.31	2,500.00
5164 Social Media/Web	0.00	208.33	1,960.00	1,458.31	2,500.00
5165 Diocesan Assessment	2,871.94	2,871.92	20,103.58	20,103.44	34,463.00
5171 Invite, Welcome, Connect	0.00	108.33	0.00	758.31	1,300.00
5180 Outreach Grants	1,500.00	641.67	6,500.00	4,491.69	7,700.00
Total Outreach	4,371.94	4,038.58	29,286.09	28,270.06	48,463.00
Total Expenses	\$ 30,893.39	\$ 35,446.42	\$ 222,891.73	\$ 249,024.94	\$ 426,257.00
Net Total	\$ 450.98	(\$ 4,763.25)	(\$ 1,921.76)	(\$ 33,742.75)	(\$ 57,059.00)

The Episcopal Church of St. Thomas the Apostle
Special Funds

Date Range: Jul 1st 2025 - Jul 31st 2025 | Includes Open Transactions

Accounts	Beginning Balance	Income	Expense	Ending Balance
Restricted Net Assets				
Temp Restricted-Church Designated				
01-3005 Spec svc Flowers/Music	2,575.84	350.00	406.60	2,519.24
01-3010 Reserve Fund	18,735.11	0.00	0.00	18,735.11
01-3020 Mission Outreach	2,169.25	0.00	0.00	2,169.25
01-3030 Rector's Speaker Fund	3,996.90	0.00	0.00	3,996.90
01-3040 Rector's Ministry Fund	7,190.80	474.00	1,808.33	5,856.47
01-3060 Memorial Fund	244,879.60	0.00	0.00	244,879.60
Total Temp Restricted-Church Designated	279,547.50	824.00	2,214.93	278,156.57
Perm Restricted				
01-3070 Columbarium Fund	4,266.53	0.00	87.51	4,179.02
01-3090 Endowment Fund	284,042.95	0.00	0.00	284,042.95
01-3091 Knight-Flake Organ/Garden Fund	47,629.82	0.00	407.06	47,222.76
01-3093 Ewing House	(1,112.62)	0.00	0.00	(1,112.62)
Total Perm Restricted	334,826.68	0.00	494.57	334,332.11
Temp Restricted-Accum Surplus				
01-8998 Investments Mark To Mkt	113,846.47	907.21	687.33	114,066.35
Total Temp Restricted-Accum Surplus	113,846.47	907.21	687.33	114,066.35
Total Restricted Net Assets	\$ 728,220.65	\$ 1,731.21	\$ 3,396.83	\$ 726,555.03

St. Thomas the Apostle
Endowment Committee Meeting
Monday, July 28, 2025, at 5:00

Draft Minutes

Held via Zoom.

Attending:

Keith Carney, Chair
Wynne Voorhees, Liaison to Episcopal Fund of Dallas
Ken Lee, Secretary
Buddy, Canine Representative

Absent:

None

Review of Minutes

Upon calling the meeting to order, a motion was unanimously passed to accept the minutes of the June 9, 2025 meeting into the record.

Review of Investment Reports

The fund's balance as of June 30, 2025 was \$377,933.19. No withdrawals were paid out in the CYTD.

Funds Available for Distribution

Following discussion of the supporting documents, the Committee updated the allowable distribution limit for 2025 to \$16,871.81 should the Vestry request funds for payout in 2025.

Planned Giving

The Committee discussed its gratitude and hopes for planned giving in support of St. Thomas. The leaflet circulated publicly appears to reference those no longer with us who had already remembered St. Thomas in their estate planning, as opposed to living members of the congregation who have made future provisions for the Church. For those who wish to be publicly recognized, it would be a nice gesture to do so.

Next Meeting

The next meeting is scheduled for Monday, October 13 at 4:00 p.m. Ken will circulate a Zoom link as the date approaches.

Respectfully Submitted,
Ken Lee

Episcopal Diocese of Dallas Financial and Management Audit Report

Findings:

Date: August 10, 2025

To: The Rector, Wardens and Vestry of The Episcopal Church of St. Thomas the Apostle,
Dallas, TX

We have completed our inspection of the 2024 financial and management records of The Episcopal Church of St. Thomas the Apostle, Dallas, TX following the Episcopal Diocese of Dallas Business Policies, "Audits of Parish Financial Statements and Management Practices."

Our inspection included:

+review of financial statements and supporting documentation for the year ended December 31, 2024.

+concentrated review on collections to the parish and disbursements from the parish including back-up and accounting of all related items reviewed.

+review of various management documents used in the operations of the parish.

Our committee notes all of these financial processes seem to be working as intended, files are in good order and were easily located with the help of our church treasurer and office assistant. In addition, and importantly, no discrepancies or problem items were found.

We also did follow-up work on the recommendations made in the prior year inspection report.

During the course of our inspection, the following items were also noted:

+Two minor exceptions were found while reviewing the invoice files. One invoice was noted without a check stub attached. Another invoice did not match the dollar amount of the check stub. These findings were reported to the Assistant Treasurer who researched and found that the invoice without stub was redundant as the final invoice is also in the file with check stub attached. The second exception was found to be the quote attached to the stub. The Assistant Treasurer remediated both exceptions and the files are now in order.

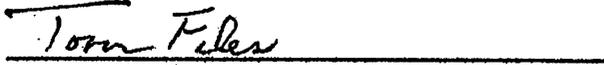
+The Audit Team this year was comprised of Jami Mifflin Alberto Galue (2020 Audit Team Chair), Shelley Turner (2022 Audit Team Chair), and Hampton Burwick Audit Team Chair. We agreed the Audit seems to go more smoothly if members of previous years' teams can 'carry over' to the next year, so as to provide some continuity and 'institutional knowledge' of processes and needed information.

Our inspection and certificate are not to be constituted as an audit and opinion rendered by a Certified Public Accountant.

Audit Committee Members:



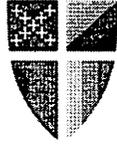
Hampton Burwick – Audit Inspection Review Member and Chair



Tom Files - Audit Inspection Review Member



Jami Miffin – Audit Inspection Review Member



EPISCOPAL CHURCH OF
ST. THOMAS THE APOSTLE

75 years of welcoming all

ATTESTATION OF APPROVAL OF THE 2024 AUDIT REPORT FOR ST. THOMAS THE APOSTLE

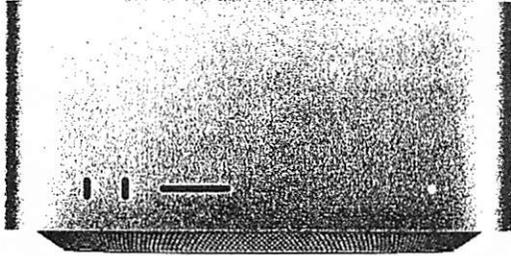
By unanimous vote of the elected Vestry members present at The Vestry's regular monthly meeting on August 19, 2024, the Vestry of St. Thomas the Apostle approved the attached Audit Report documents for submittal to the Episcopal Diocese of Dallas.

ATTESTED BY:

Robert Stutz

Clerk of the Vestry of St. Thomas the Apostle

Mac Studio



[View gallery](#) ⓘ

Customize your Mac Studio

Apple M3 Ultra chip with 28-core CPU, 60-core GPU, 32-core Neural Engine

96GB unified memory

1TB SSD storage

Front: Two Thunderbolt 5 ports, SDXC card slot

Back: Four Thunderbolt 5 ports, two USB-A ports, HDMI port, 10Gb Ethernet port, headphone jack

 Apple Intelligence⁴

Chip (Processor)

Apple M3 Ultra chip with; 28-core CPU, 60-core GPU, 32-core Neural Engine.

Memory

96GB unified memory

Storage

1TB SSD storage

Price: \$3,999.00

Magic Keyboard with Touch ID and Numeric Keypad for Mac models with Apple silicon (USB-C), white keys.

Price: \$179.00

Magic Trackpad (USB-C)

White Multi-Touch Surface

Price: \$129.00

Motu M2 2x2 USB-C Audio Interface with XLR-XLR Cable Bundle

Price: \$199.95

HDMI Cable - \$8.49 (Amazon)

ASUS 24" 1080P Multi-Touch Monitor (BE24ECSBT) – Full HD, IPS, 10-Point Touch, IPS, Eye Care, USB-C with Power Delivery, HDMI, DisplayPort Daisy Chain, Height Adjustable.

Price: \$349.99 (Amazon)

Ergonomically Designed



Height adjustment
0~130mm



Pivot
+90°~90°



Swivel
+180°~180°

[Click to see full view](#)



Tilt
+35°~5°

Equipment Total

Mac Studio	\$3,999.00
Magic Keyboard	\$179.00
Magic Trackpad	\$129.00
ASUS 24" Multi-Touch Monitor	\$349.99
Motu M2 Audio Interface	\$199.95
HDMI Cable	\$8.49
Total Equipment Cost	\$4,865.43



Christopher Thomas <christopher@thedoubter.org>

Attorney Client Privilege: More info on Possible T-Mobile lease -Reply of 8/11/2025

1 message

rusty.rippamonti@gmail.com <rusty.rippamonti@gmail.com>

Mon, Aug 11, 2025 at 4:43 PM

To: Christopher Thomas <christopher@thedoubter.org>, Joe DeuPree <jdeupree953@gmail.com>, Janet Elsea <janetepage@icloud.com>, Janet Page <janetepage@me.com>, Dan Hall <dhtexas@gmail.com>, RUTH WOODWARD <ruthkwoodward@aol.com>, Bob Stutz <bob_stutz@yahoo.com>, Robert Stutz <robertstutz@att.net>
Cc: Jerry knight <jerry@thedoubter.org>, Lee Swift <leeswift@thedoubter.org>

Attorney Client Privilege

Dear Team:

I will not be at the meeting Wednesday morning at 11:30. I will be in Oklahoma City attending a funeral at 10:00 AM. I may be available by telephone to call in at 11:30 if the funeral is over by then. You can call me if you want to discuss this matter on my cell 214-766-3481 at 11:30.

See more below in the continuing chain of emails regarding the proposed T-Mobile lease. **The attached photo of the Plano block tower is the type of temporary tower that will be 70 feet tall. The second image of a monotower is the type of permanent tower that will be 95 feet. (FYI for perspective 95 feet is about 10 stories.)**

T-mobile has increased the offer of monthly rent to \$1000 per month for each lease (temporary and permanent) with a 2 % annual increase for the long term lease. The temporary tower lease would likely be for an initial term of 1 year with a possible additional 1 year option and monthly rent would be \$1,000 per month from start of the lease until end of the initial term. The permanent tower would take around 6 to 9 months to get all of the due diligence completed to begin construction (including city permits). Rent for the permanent tower would begin the first day of the month following the start of construction (not the lease date). If work starts on the perm tower in say month 9 then there would be overlapping payments in months 10, 11, and 12. T-Mobile has offerde an upfront payment (with no monthly leasepayments) for a 50 year lease of \$125,000. I personally do not recommend this option.

Per our clerk Bob who is a CPA , the income is considered **unrelated business income and potentially taxable even though we are a 501(c)3 charity.** However, I have discussed with our controller Laura, who then discussed with an attorney she knows who does work for non profits, and there are some exceptions and it is likely that we would fit in the exceptions such as the fact that the parish and the diocese has no debt on the property associated with this income. **Based on Laura's info it seems that the income would not be taxable.**

However, the small portion of the parish campus that would be associated with **the tower is likely considered commercial and not religious use and might be taxable for local ad valorem taxes.** However. In the chain of emails below the T-Mobile rep indicates it is common for cell carriers to pay the property tax associated with a cell tower use. **We would need to make sure that a direct payment by the carrier of any property taxes is part of any lease.**

The locations of the NW corner for each tower of our campus is desirable to the parish. However, the T-Mobile rep indicates that the neighbors might object to the city issuing a permit for a location close to the neighbor's homes. We would need to tie down what the scope of area for the towers is acceptable the Parish.

The T-Mobile rep advised that "The frequencies T-Mobile, and any other cellular carrier for that matter, operates on are licensed by the FCC, and won't interfere with any of the church's equipment or each other."

Concerns:

I am particularly concerned that a permanent lease for initial 10 year term with eight 5 year automatic renewals for a full term length of 50 years for \$1,000 per month with only a 2 % per year inflation adjustment is inadequate and possibly below market.

The \$1,000 per month might be reasonable for the temporary lease that would run 1 to 2 years.

Action Needed: Discuss in the management team and come up with a recommendation to the Vestry of whether to continue negotiations or terminate the consideration of a temporary or permanent lease or both leases, and what is a realistic target for the monthly lease payments that is significant enough income to out weight the nuisance of a cell tower and long term encumbrance of the property..

If the Vestry wants to continue negotiations, then the Vestry should consider what is the minimum monthly rent amount that would be attractive enough for the parish to want to enter into a temporary and or a long term lease.

Of course, the Diocese has the ultimate decision regarding any lease. I am trying to get info from the **Diocese Real Estate Advisory Committee on their advice on the current offer.**

Sincerely Rusty Rippamonti

Chancellor for St. Thomas

From: Alan Scivally <alan@gobroadus.com>

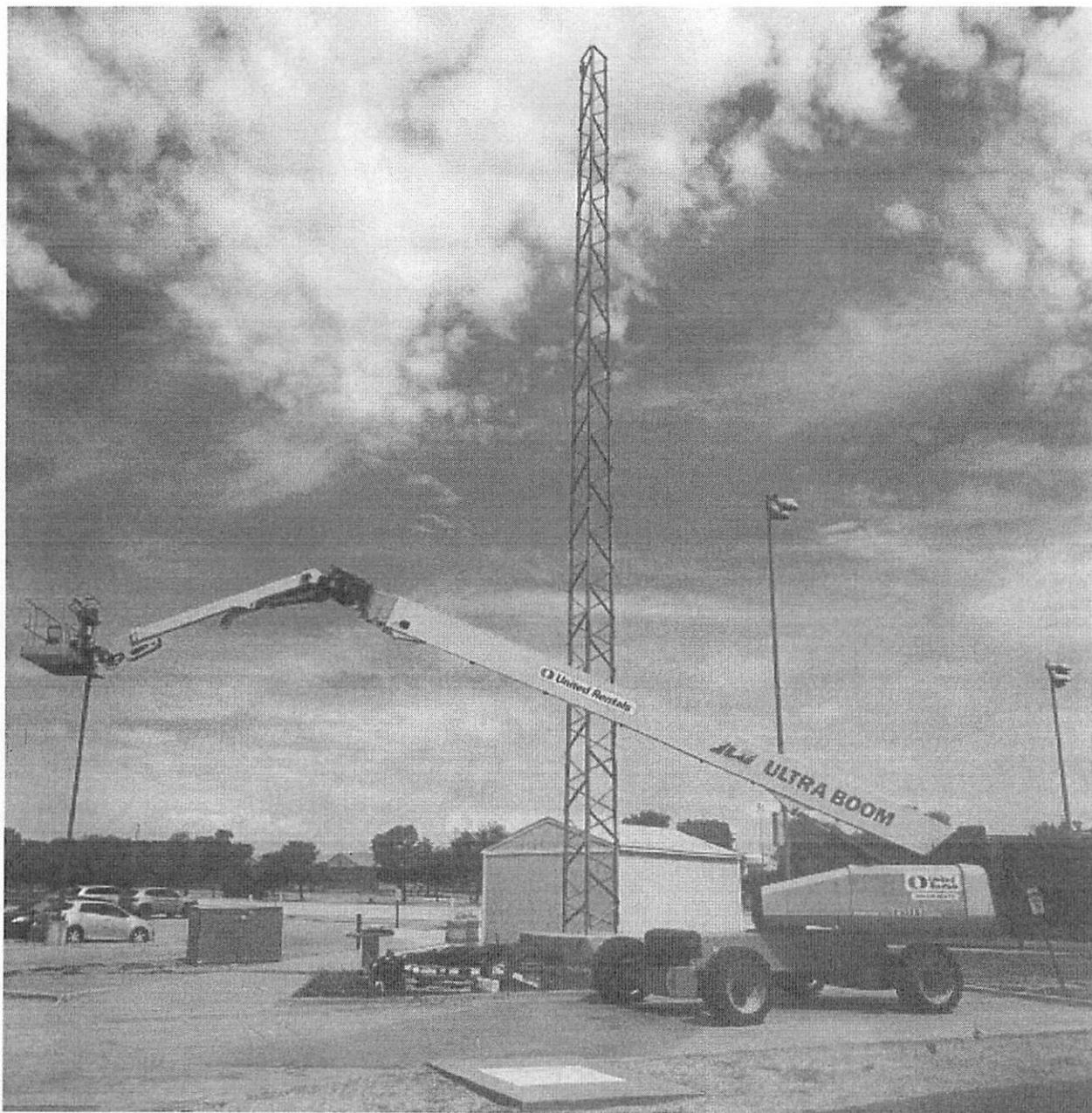
Sent: Monday, August 11, 2025 12:05 PM

To: rusty.rippamonti@gmail.com

Subject: Re: FW: FW: Additional Questions for T-Mobile for possible cell tower: FW: DA03524A St Thomas the Apostle Church



48



1

43



Christopher Thomas <christopher@thedoubter.org>

St Thomas, Dallas, TX - Umbrella coverage

Scheffler, John <JScheffler@cpg.org>
To: Christopher Thomas <christopher@thedoubter.org>
Cc: "Hervieux, Jillian" <JHervieux@cpg.org>

Fri, Jul 25, 2025 at 12:51 PM

Hi Christopher, as discussed St Thomas currently has a \$1M Umbrella limit.

If you want to go to a \$4M limit the additional premium is \$1,450 and to go to a \$10M Umbrella the additional premium is \$5,500.

John Scheffler MBA, ARM
Vice President Client Services
Church Insurance Agency Corporation
CA License # 4451463

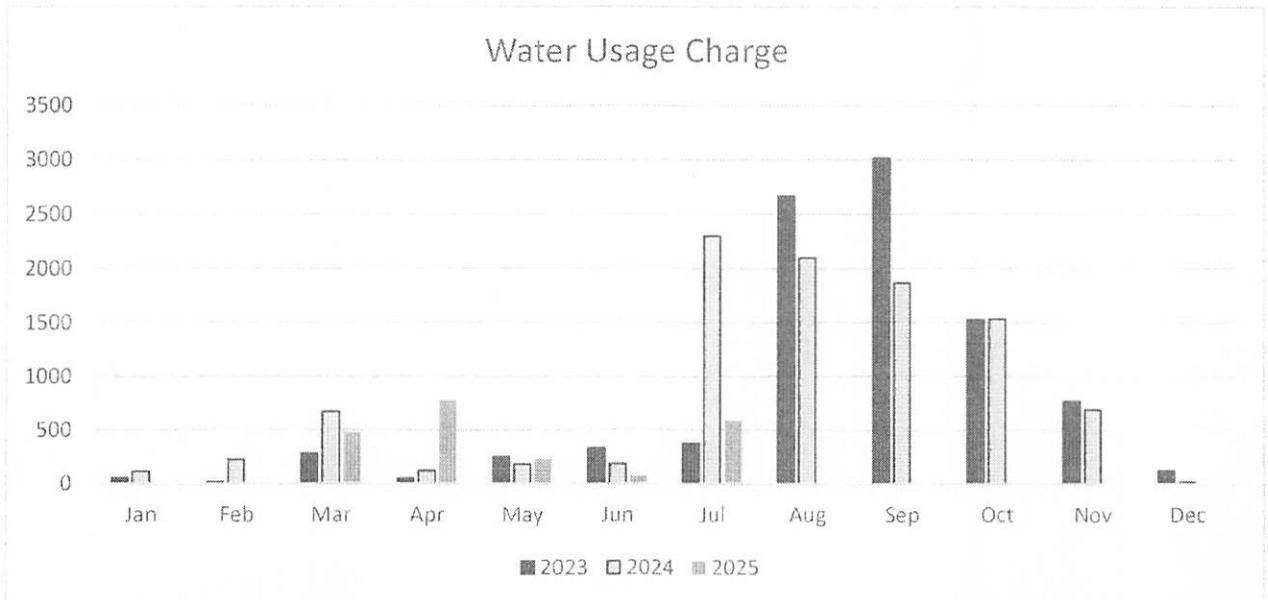
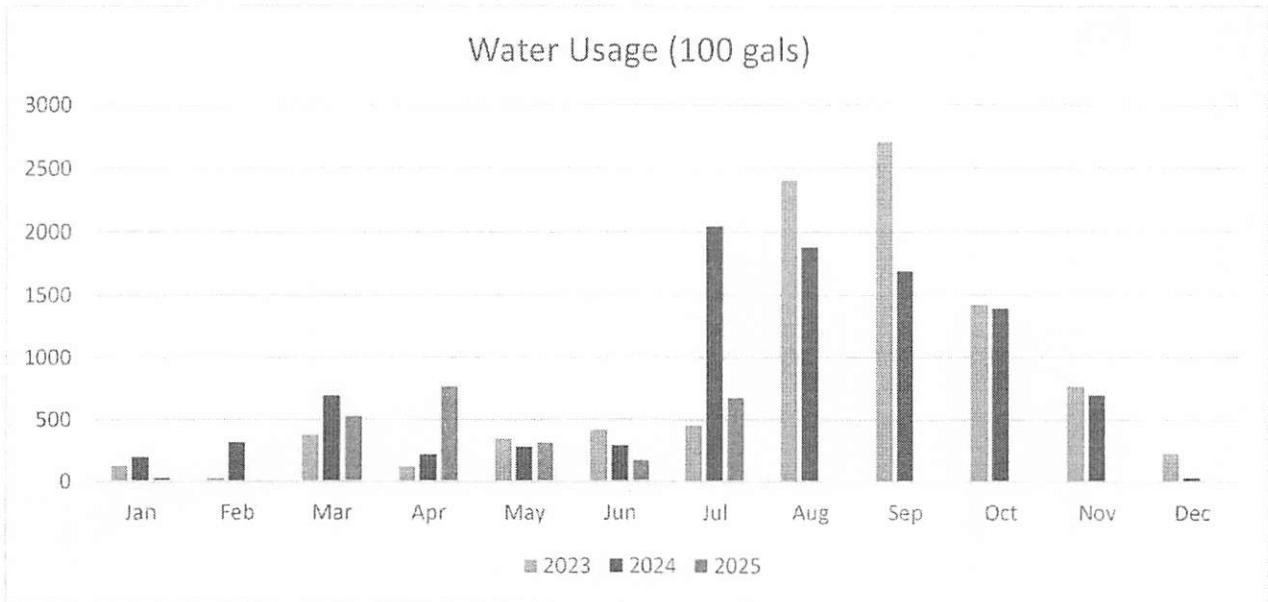
917-763-1731 (cell)
jscheffler@cpg.org



44

	Usage 100 Gals			
	2022	2023	2024	2025
Jan	1906	128	196	27
Feb	1714	28	318	9
Mar	1546	378	691	527
Apr	1826	122	217	764
May	1864	348	281	315
Jun	1598	416	291	170
Jul	2323	455	2044	673
Aug	3921	2406	1877	
Sep	3368	2709	1687	
Oct	1518	1422	1391	
Nov	1011	771	693	
Dec	438	229	27	

	Water Usage Charge			
	2022	2023	2024	2025
Jan	1962.75	50.54	109.84	\$ 10.64
Feb	1758.3	9.91	220.9	\$ 4.47
Mar	1570.48	279.31	669.83	\$ 474.17
Apr	1879.95	46.18	116.68	\$ 775.99
May	1919.46	249.06	178.74	\$ 224.89
Jun	1625.54	331.56	182.58	\$ 72.96
Jul	2434.95	375.17	2299.6	\$ 586.24
Aug	4196.06	2661.24	2097.1	\$ -
Sep	3592.9	3013.58	1864.48	\$ -
Oct	1528.84	1525.94	1531.33	\$ -
Nov	1017.64	765.86	689.02	\$ -
Dec	334.36	118.75	\$ 11.39	\$ -



45

Saint Thomas the Apostle Attendance Report

Visitor List for July 2025

		7/6	7/13	7/20	7/27
Adair	Samantha	X			
Boeckman	Laura		X		
Bowling	Kat		X	X	
Chandler	Alex			X	X
Duke	Harmon		X	X	X
Hinojosa	Gustavo			X	
Hudson	Jo	X		X	
Leeman	Peggy		X		X
MacRae	Scott			X	
McCabe	Leslea				X
McCabe	Frank				X
McMullen	David				X
Michels	The Rev. Sandi	X			
Parker	Chris			X	
Sullivan	Tim				X
Rodriguez	Susie	X			
Sivess	Aaron	X			
Sivess	Andrew	X			
Walston	Sandy				X
Woodberry	Pamela	X			

Attendance Breakdown

	7/6	7/13	7/20	7/27
Members / Reg Attendance	53	47	51	59
Visitors	7	4	7	8
Total From Red Books	60	51	58	67
Usher Count: 8:00 a.m.	15	8	10	12
Usher Count: 10:30 a.m.	54	50	52	61
Total Usher Count	69	58	62	73



Interfaith Migration Alliance

This alliance is in response to the recent inhumane activities that include the abduction and separation of families by the Department of Homeland Security (DHS) and US Immigration and Customs Enforcement (ICE).

Guided by the call of our faiths to love the stranger and uphold human dignity, the Interfaith Migration Alliance walks together in sacred solidarity with migrants and refugees, advocating for a world where all may find welcome, safety, and hope.

The objective of this alliance is to establish a network of dedicated Neighbors to provide immediate support to individuals facing deportation and their families. This support would ensure the humane treatment of the individual and help protect their Constitutional Rights.

Each participating Neighbor will undergo a vetting process and self-select to a committee, where they will be responsible for specific duties.

The committees and duties are as follow:

Community Outreach Committee: Members will create opportunities to learn more about the issues and why advocacy is necessary.

Legal Committee: Members will provide legal counseling

Demonstration Committee: Members will engage in advocacy to ensure due process is served. Peaceful demonstrations will be held.

Resource Assistance Committee: Members will collect resources for families who's members have been detain.

Phone Banking Committee: Members will be calling elective officials.

Public Relations Committee: Member will create public statement of advocacy on behalf of the individual, have press conference, and create media content.

We welcome churches, organizations, and community members to join the Alliance with the goal that they join a committee with the expectation that they will attend trainings and weekly meetings.



Roofing and Construction LLC

Total Texas Roofing and
Construction LLC
11210 Cox Ln
Dallas, Texas 75229

Estimate

troofing.oliver@gmail.com

214-499-7172

The Episcopal Church of St.
Thomas the Apostle
6525 Inwood Rd Dallas, TX
75209

August 19, 2025

This estimate pertains to the roof system located at: 6525 Inwood Rd Dallas, TX 75209.

There are a multitude of issues in various areas of the roof system:

1. The flat roof over the kitchen on the North side is not installed correctly where the roof meets the wall. The wall flashing needs to be removed so that some flat roofing material can be re applied to go up the wall a minimum of two inches.
2. The flat roof with the AC units is decaying around the perimeters and needs to be sealed until a full roof replacement can take place.
3. The sanctuary roof shingles need to be replaced in several areas and some flashing needs to be fastened down and sealed.
4. The area near the kitchen has a hole in the mortar at the top of the flat roof that needs to be closed.

Total: \$4870.00



EPISCOPAL CHURCH OF
ST. THOMAS THE APOSTLE

6525 Inwood Road
Dallas, Texas 75209

VESTRY

Rene Aguirre
John Billingsley
Hampton Burwick
Janet Elsea
Dan Hall
Jami Mifflin
Steve Sale
Jack Sartin
John Van Buskirk

EX-OFFICIO OFFICERS

Joe DeuPree
Rusty Rippamonti
Bob Stutz

CLERGY & STAFF

Laura Giffin
Virginia Holleman
Jerry Knight
Andy McCarthy
Jennifer Smith
Steve Sprinkle
Lee Swift
Christopher Thomas

ENDOWMENT FUND COMMITTEE

Keith Carney
Ken Lee
Wynne Voorhees

188

The Baptismal Covenant

A Prayer for Daily Use

Holy and gracious, life-giving God,
Creator, sustainer, and redeemer of all:

- Help me today to continue in the apostles' teaching and fellowship, in the breaking of the bread, and in the prayers;
- Help me today to persevere in resisting evil, and whenever I fall into sin, repent and return to you;
- Help me today to proclaim by word and example the Good News of God in Christ;
- Help me today to seek and serve Christ in all persons, loving my neighbor as myself;
- Help me today to strive for justice and peace among all people, respecting the dignity of every single human being.

For it is in doing these things that I become more and more like your Son Jesus Christ, transforming myself, and the very world around me.

Amen.