

## **Our Shepherd Lutheran Church & School Building Committee**

Meeting Minutes  
November 1, 2006

### **Opening:**

The regular meeting of the building committee was called to order at about 7:30 pm on November 1, 2006 at Our Shepherd Lutheran Church and School with a prayer.

### **Attendance:**

Norm Hedges, John Krenzke, Roger Dobrovodsky, Ted Gruenhagen, Michele Goldhammer, Eric Brauer, Rebecca Harpe, Barb Ray, David Eichelberger, Mark Meyerholtz, Jim Schmidt, Sandi Norman, Jim Landskroener, Aaron Rosenau, Dennis Rosebrough, Jerry Vornholt.

### **A. Impact of 10 Acre Gift**

The owners of the adjacent apartments offered 10.2 acres south of our current property as a gift. The committee was asked by Dennis Rosebrough to offer an opinion on how much value this adds to our current property from the perspective of a potential buyer.

Jerry Vornholt presented information on the 10.2 acres based on the building committee's activities in 2001.

The primary points of the discussion were:

- 3.4 acres north of the creek is most useful and could be appended to our current property
- 6.8 acres south of the creek has little value to the current property beyond providing a nature or recreation area. Much of this land is developed only with approval from Chapel Glen.
- To divide the property into lots, surveying and marking is required at about \$7000/lot
- There is a 6-foot fence along the east boundary with Chapel Glen. There was much discussion regarding the obligations of the land owner. This will need to be clarified.

In summary, the 10.2 acres has a marginally favorable impact on the sale of our current property. So, the building committee was in favor of accepting this gift if further study reveals no issues.

### **B. Delivery Systems**

Roger Dobrovodsky's meeting with Wayne Schmidt was re-scheduled. Roger will report when he is successful in meeting with Wayne.

Mark Meyerholtz and David Eichelberger presented a project timeline to the committee. It estimates 22-26 months from the time the designer is selected. Completion date is about the end of 2008 based on the final design starting after the capital campaign feasibility study is completed (May 2007).

### **C. Missions**

The demographic study was summarized by Norm Hedges. We discussed whether we thought these figures represent the makeup of our congregation. We also considered whether the congregation's demographics will shift when we move.

#### **D. Finances**

Norm Hedges shared some estimated costs for the project. He looked at several options: 2001 Phase 1 design, only a single section school, reduced worship space and a single section school, and a simple gym. All of these options are under consideration by the committee and are possibly within our range of costs for the project.

We discussed the tension between the cost of the project and "the look". Throughout our discussions this has been the tension, and we believe we will need to make choices in this area. The key is that we sincerely consider our ministry targets as we make these choices.

#### **E. Presentation of Options via Scale Model**

Roger Dobrovodsky unveiled his scale model of our master plan options. Roger has been investing a lot of his personal time to this project. He offered us a 3-dimensional view of several modules: an education wing, a fellowship hall, a combination gymnasium with classrooms, and a worship space based on the 2001 phase 1 design.

This object lesson generated a lot of discussion, with several ideas from members to take things further.

Thanks to Roger for all his effort, and for the courage to bring these ideas to us. Nicely done!

#### **F. Suggestion Box**

We discussed a suggestion from the congregation to provide additional space for people to flow in and out of the building, and to locate the welcome center strategically. Also, it was recommended that we provide space for mailboxes so they can be accessed more easily during crowded times. The current located is often congested and difficult to get to.

#### **G. Action Items**

1. MMC will consider the 10 acre gift.

#### **Adjournment:**

Meeting was adjourned at 9:45 pm with a prayer. The next general meeting will be at 7:30 pm on November 8, 2006. The next congregational meeting will be Sunday, November 12 between services.