

Special Congregational Meeting  
Sunday, April 2, 2017

The meeting was called to order at 9:44 by President Sue Abrahamson.

A quorum was declared by President Sue Abrahamson at 9:45.

Pastor Craig Lundstad-Vogt opened with reflection on King Jehoshaphat and making decisions in faith with our eyes on God. He then followed with prayer.

Anna Burch, Tara Lindahl, and Don Bungum were appointed as tellers

Dave Reed was appointed as parliamentarian

Since the last meeting, Mark Burch met with contractors to value engineer the project in hopes of getting closer to the amount the congregation had raised thus far (\$200,000). Mark Burch also asked bidding contractors to look at including the flat roof and boiler (one of three boilers is out) in the bids.

It shall be noted that the property committee has noted issues with the sewer line and parking lot which will need to be addressed.

Mark Burch spoke to the value engineering

- In review: CLLC had bids from three contractors who submitted bids in the range of \$255,000 to \$320,000. The middle contractor dropped out, but the high and low contractors (Nico Construction and Valley View) were willing to value bid the job for no cost to CLLC.
- Things Mark and the remaining bidders talked about omitting or changing in order to bring the costs down:
  - Omit the wainscoting and have sheetrock
  - Omit the tile on the restroom walls which was to go up four feet.
  - Change the mechanics of the ventilation system
  - Change the restroom doors to wood from metal
  - Revise the structure with the trusses. Note: to do this we would have to go back to architect and pay the architect additional fees to make sure new plan with trusses would be structurally sound
  - Move the tapestry ourselves rather than having the contractors do this.
    - Sally Barott volunteered to find out if the tapestry could be moved by congregation members. She will also check with family that donated money for the tapestry to get their input.

- Use builder grade carpet
- Put vinyl base around the baseboards in the bathrooms
- Use laminate countertops in the restrooms
- Delete the wet bar/cabinets
- Purchase and install the diaper changing stations ourselves. Note: these would need to be installed to meet code.
- Take out the dividing folding door (cost savings of 9,000-10,000 dollars)
- We still need a contingency of 10-15%. This would be in the \$30,000 range. It would cover such things as new ceiling tiles: some are brittle and will crumble when removed.
- If we decide to proceed it will take some time to begin the contract. The project will be about a three month disturbance: the green room window may need to come out which would possibly avoid bringing in a crane. Part of green room and maybe part of kitchen would be cordoned off for a time.
- It should be noted that by reducing the cost it will reduce the quality and amenities

President Sue Abrahamson talked through the resolution flowchart. She also noted that, without adding any extra capital outlay projects such as boiler, roof, sewer, and parking lot, the costs for the bids for the addition, plus a contingency would be between \$261,000-\$291,000.

- It was noted there are two options for replacing the roof: a membrane or a built up. A membrane would be cheaper, but if you have traffic on it, which we do, it will not last as long. The approximate cost to do the total roof (without a building addition) would be around \$100,000.
- Mark Burch noted we are not at hard numbers for the bids. If we decide to continue, we have to select a contractor and pick a roof option. Once we do this, we will get a hard number.

Lorens Johnson moved that in light of the number of resolutions which may be proposed, we use a voice vote rather than a paper vote. Second by Steven Grossmann. All in favor. Motion passes.

Sue Abrahamson motioned: Whereas CLLC has value engineered the bids received for an upper level restroom and expanded narthex, be it resolved that the congregation recommends proceeding with this expansion and pursuing funds for the remaining bid amount and contingency amounts. Second by Carolyn Brottem.

- Discussion followed:
  - Opposition was expressed for this project for the following reasons:

- It was not made transparent to the congregation that there were other plans which could have been pursued, nor did an architect look at other plans for feasibility.
- CLLC has capital expenses and our financial resources are dwindling as our congregation ages.
- The pastors are retiring this summer. We don't know where we are going in the future.
- It was pointed out that the capital expenses are not currently budgeted for.
- It was pointed out that the elevator could soon be obsolete, the other two boilers are older and may need to be replaced in the near future, and there are other property issues which will need to be addressed soon
- An opinion was expressed that the addition, with the current plan, is expensive due to the movement of the trusses and that an addition could be added onto the sanctuary without affecting the historical impact of the church.
  - It was noted that CLLC council members met with the Center City Heritage Commission to receive feedback both on the current plans for a building addition and other plans which had been submitted to the Facility Improvement Committee. The Center City Heritage Commission had concerns about any addition which would alter the views and current sanctuary structure and thought any addition which required slab pouring would have to be approved by the DNR due to CLLC being lakeside.
- In 2008, Station 19 had a plan which they submitted which looked at the addition differently than is what currently is proposed. Station 19 was an architect firm that worked with both churches and historic buildings.
- The bids with roof would be around \$333,000
- Question was raised if we could wait to re-do the upper level parking lot. It was noted that the city is paving the street that runs by the parking lot this summer--if we partner in the bid with the city, CLLC would get a cost savings.
- Barb Wikelius calls a question. All in favor, none. All opposed to the Resolution 1. Motion dies.

Mark Wikelius moved: Whereas CLLC has property needs, be it resolved that the congregation recommends proceeding with funding to establish a capital outlay fund to pay for repairs and maintenance (boiler, roof, parking lot, etc.). Pastor Barb seconded

- An amendment was proposed by Dave Reed: that CLLC look into other options for a building addition. Amendment seconded by Jerry Vitalis.
  - Verbal vote to add the amendment to resolution was taken. Motion passes to add in the amendment.
    - Discussion
      - Members do not want to forget about bathrooms
      - Members felt that no motion to begin capital outlay was needed as there was a motion to do so in 2015.
    - Dave Reed withdraws the amendment. Mark Wikelius withdraws resolution three. Motion dies.

Council will contact building addition donors to determine if donors would like their money back or if they would like to redesignate their donations. Council will meet to discuss guidelines for redesignation.

On behalf of CLLC, Sue Abrahamson would like to thank Mark Burch for all his work, the Facility Improvement Committee, The Building Committee, and The Fund Appeal Committee.

Motion to adjourn by Mark Wikelius. Dave Reed seconds. All in favor. Meeting adjourned at 10:34 am.

Respectfully submitted.  
Janie Briggs, Council Secretary