

Building Committee Meeting May 24, 2017

In attendance: Chris Wallace, Dennis Van Batavia, Eileen Stratman, Pete Rathfelder, Pastor Glenn Zimbelman, Ron Moen and Gary Decker.

Meeting called to order with prayer.

It was discovered that another church had a pre-meeting with Maricopa City to discuss what would be needed to build a church at the proposed site located on Santi at White and Parker. Pastor Glenn spoke with their Pastor and found out the following:

1. Global Water would have to bring a line across the street because the current water company cannot produce enough pressure/volume to handle the fire sprinklers that would be needed. He estimated the cost at \$125,000.00. (Note this estimate is moot because it has not been documented and is only mentioned here because that was part of the discussion)
2. A security/street lamp is needed at the corner of White and Parker/Santi
3. There may be a 3rd lane with curb and gutter as a turn lane off Santi.
4. The city did not provide any information in regards to what is needed to mitigate the floodplain. The other church was informed that they would have to hire an engineering firm that specializes in building in a floodplain for direction.

The other church was going to make an offer on the property but we beat them to it.

Our Committee came up with a few specific questions for the city when we have the meeting.

- a. Can the city provide any cost estimates for the items mentioned above?
- b. Will Maricopa Lutheran Church be able to use the existing manufactured home as a mission house while we raise money to begin building? If yes what might be required to be able to do this. Parking, Fire Sprinkler, handicap access.
- c. Can we subdivide the property and only develop a portion of the property to help mitigate some of the costs associated?

Dennis spoke with city council member Vernon Brown concerning the wheelchair ramps at the Fire station that is being torn down for the new overpass being built on John Wayne Parkway. The property and buildings are now owned by ADOT so Vernon will ask about the ramps and buildings.

Discussion was brought up concerning the ESA Phase 1 testing that is needed per the Lutheran Mission Fund. Pastor Glenn was told by the Pastor of Mountain View Lutheran Church that a member of their church works for Terracon Consultants Inc. doing EPA/ESA testing. Pastor Glenn emailed him and received a cost estimate of \$1800.00 for the ESA Phase 1 testing.

Pete Rathfelder made a MOTION that the Building Committee authorize any Building Committee member to schedule the testing with Terracon Consultants Inc. as soon as we have scheduled meeting with the city to begin ESA Phase 1 testing 2-5 days after

the meeting with the city. Dennis Van Batavia seconded the motion. There weren't any further discussions on this matter and the vote was unanimous to approve the motion.

The contact with Terracon advised Pastor Glenn that he had a contact that is a civil engineer with experience building in Maricopa's Floodplain. Pastor Glenn emailed the civil engineer requesting a cost estimate for his services and a ballpark estimate to raise a 5000 square ft building 2 feet.

Gary Decker will email Mike Green (realtor) and request a copy of the preliminary title search because it is needed to complete the Terracon application questionnaire.

Congregational Meeting Timing. Because the Lutheran Mission Fund requires 4 weeks, after a congregational vote to buy the land, to hire appraisers and other inspections, and because the 90 days in the MLC purchase contract ends on August 7th, a congregational vote will be scheduled for June 25th. Notices must be sent out in the bulletin and the Email Blast on June 11th and June 18th as required by the constitution.

The meeting was adjourned with prayer.