

# Aquia Episcopal Church Vestry Meeting Minutes

## July 14, 2009

1. **Attendance.** The Vestry gathered at 7:00 for a special Vestry meeting to discuss further steps concerning the Parish's future building plans. Father Mandell opened the meeting with prayer. Present were:

Father Mandell  
Father Morris  
Glen Clark  
Edwin Cubbison  
Cheri Cuff  
Adam Hawkins  
Linda Hemming  
Henk de Jager  
Connie King  
Gary Perkins  
Eleanor Perry  
David Primmer  
Bob Stevens  
Libby Vinso

2. **New Business.** The sole issue was addressing Aquia Episcopal Church's future space needs, in the context of the master building plan developed in 2008 by Kerns Group of Architects. Glen Clark stated the questions to be resolved by the Vestry as:
  - Are the conceptual architectural plans responsive to the church's needs?
  - Are they affordable? If not, what should be de-scoped?
  - What should be presented to the congregation and when?
  - When should we kick off the capital fundraising campaign, what is the fundraising goal, what professional help is needed for fundraising, what other sources of funds can be sought?

Glen presented a summary of the Aquia Capital Campaign Committee Meeting minutes from March 2006 to March 2008, as well as illustrations of the Kerns proposal for a five-stage master building plan (attached.) He noted that although the Vestry received a presentation from Kerns on this concept, to date no presentation has been made to the congregation. This reflects the fact that no Vestry consensus has yet been reached on whether to accept the Kerns plan.

3. **Discussion.** During an extended discussion, the Vestry agreed that our present building plans should concentrate on the Kerns Phase 1, a new Christian Education facility intended to take the place of the temporary trailers we currently use, whose Stafford County permit will expire in December 2010. In its Phase 1A and 1B Kerns sets forth plans for two classroom/multiple use buildings that would include

rest rooms and some office space, each costing an estimated \$1.8 million, and sited near the historic Church. The Vestry thoroughly discussed whether our parish's growth requires both of these buildings in the near future, whether current financial conditions will allow us to fund such a project, how fundraising for new facilities might affect funding the ongoing upkeep and maintenance of our current buildings, and whether the Kerns architectural concepts and placement of the new building or buildings on our church campus will reflect our commitment to historic harmony with the 1757 sanctuary and preservation of our green space. Several Vestry members expressed doubt that this is the appropriate moment to move ahead with building plans, whether from a financial or parish growth viewpoint.

- 4. Conclusions.** After extensive ventilation of these issues and concerns, the Vestry reached general consensus on the following points:
- Our immediate future space requirements for Christian Education and the pending deadline on removal of the trailers call for the Vestry to make a good faith response, and we can make use of the Kerns master plan as a point of departure for further discussion and decisions with the congregation.
  - The Kerns master plan in its entirety involves too many assumptions about our future growth and space needs, and is dramatically too costly given current financial conditions. The Vestry therefore decided to focus exclusively on the immediate need for expanding our Christian Education facilities.
  - The logical next step therefore is to present a Kerns plan limited to a single new Christian Education classroom/multiple use/restroom facility to the Congregation, seeking its input and reaction.
  - The Vestry has expended Parish funds on the Kerns Group work, the preliminary Capital Campaign work done by Holliman Capital Campaign Group, and the boundary survey performed by ATCS, P.L.C.; we need to present the resulting concept to the Congregation to account for our stewardship thus far.
  - Therefore the Vestry should recommend to the Congregation that we use a Kerns plan for a Christian Education facility as the basis for a Parish-approved building and capital fund-raising project.
  - The Vestry recognized that we need Kerns to help us prepare a presentation along these lines. This will require some re-working of building space and location considerations and additional payment to Kerns. Glen will consult with Kerns and obtain a cost estimate for such a presentation.
  - The Vestry also plans a process to brief the Congregation to prepare it for the Kerns presentation. We will not reach a level of final building plans at this stage, but will seek to present an appropriate level of detail.
  - The presentation should ideally take place before we begin next year's annual pledge campaign.
  - The Capital Campaign Committee needs to be reconstituted.
  - Given that next week's July 21 regular Vestry meeting will focus on progress towards our goals established at the Vestry retreat, the next full discussion of building plan issues will be at our August regular meeting.
- 5. Adjournment.** Following a closing prayer the meeting was adjourned at 8:45 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Ted Cubbison". The signature is written in a cursive style with a long horizontal stroke at the end.

Ted Cubbison  
Register