

O'Fallon First United Methodist Church

Connecting imperfect people to a perfect God.

New Building Proposal



**Church Conference
October 29, 2018**



CONTENTS



- Letter from Our Pastor 2**
- Our Vision 3**
- Our Proposal 5**
- The Motion 8**
- Frequently Asked Questions 9**
- A Prayer 11**

LETTER FROM OUR PASTOR

Dear Friends,

In June 2017, we voted 89.9% in the affirmative to expand our missional outreach in O'Fallon by working to become one church in two locations. Much has happened since that vote. As the vote specified, we transitioned the vision committee to a building committee. That committee hired Chiodini architects to help us design a plan for a new sanctuary to be constructed at the Milburn property. Chiodini has worked with the staff and the building committee to create a layout and design for our new building and helped to advise us about renovation in our current building.

We are now set to affirm all the work that has been accomplished so far. Our vote on Monday, Oct. 29 will not approve a financial plan – that will come later with a separate vote once the generosity initiative is completed, nor will we be voting to start construction at the Milburn property. We seek only to move into the next stage.

The rest of the materials in this booklet seek to answer any questions you may have about this project. If you still have questions after reading it, please come talk to one of the pastors or members of the building committee.

The one thing I want to emphasize is that even though some of the details of the original vote have been changed somewhat, the overall mission remains the same. We want to expand our outreach and connection to the community through building in a growing area, and by renovating our current facility to meet community needs.

Thankyou for praying with us about this project. We all strive to pray and work together to do God's work for the sake of God's kingdom.

Peace be with you,

Pastor Don



OUR VISION

On June 11, 2017, the members of O'Fallon First United Methodist Church voted overwhelmingly to approve a vision for the future that included construction of a new church building near the corner of Milburn School Road and Simmons, and the renovation of our existing building to be used as a

**The Purpose of
O'Fallon First UMC is to
CONNECT imperfect
people to a perfect God.**

mission and family life center. A lot of energy, effort, and thought has gone into this vision by our building committee, staff and architects over the past year and a half, and while there have been some minor shifts in thinking, as a whole, our vision remains the same today as it was back then.

Here is that vision:

Discovering Christ today – Building for tomorrow.

This has been a part of our vision for nearly ten years now. We want to create a welcoming space to help newcomers discover Christ today. We want to build a home that will help facilitate and expand our ministry into a new culture and new generations. We want to continue reaching out to new individuals and families who are moving into our community. We want to help people discover Christ, and deepen their connection as we build Christ's kingdom in our hearts, our community, and world.

A worship space in the center of O'Fallon's Population Center.

Over the past 20 years, as O'Fallon has grown, we have planned to build a new church at our Milburn location. This area continues to see phenomenal growth and is fast becoming the population center of our city. Our new building would be very highly visible, and uniquely situated to welcome hundreds of new visitors every year. A modern sanctuary and classrooms would give us room to support growth in worship and Sunday school, and we would realize increased office space for our pastors and administrative staff. More land would allow for expanded and safer parking. This visitor friendly space would become the new center of our worship and fellowship life as a congregation.

**Our plans to
build have been
ongoing for a full
generation.**

OUR VISION (continued)

A mission center in our current location.

A new building doesn't mean we are done with our Smiley Campus. For the immediate foreseeable future, our vision continues to include space for youth and community groups within the walls of a "mission and family life center." With minimal renovation we imagine a space, across the street from the high school, where young people can come to learn about Christ, and to worship him in a youth-oriented worship space. We see the continued use of this space by a wide-ranging number of community-oriented organizations. We also picture the ability to possibly lease space to appropriate civic-minded groups. Our Smiley Campus will become an essential mission and outreach hub of our ministries.

A both/and approach to worship and ministry.

Our vision adopts a both/and philosophy of ministry that allows us to continue our programs of building disciples for Christ, while investing in and planning for a bright and faithful future. It allows us to hold onto, and grow, many of our best ministries, while building up new ministries that will shape our future generations.

Our vision also provides greater opportunities for building convergence worship, the coming together of the historic and the contemporary in worship.

Convergence worship seeks to reclaim the biblical focus and historical elements of worship vital throughout the ages, while expressing these acts of worship in culturally meaningful ways so that worshipers can more fully encounter God in Christ. It understands worship to be at once, past, present, and future.

A diverse community growing deeper in Christ.

Our vision for the future continues to be built upon the work of today. We strive to go deeper. We will continue to emphasize Adult Sunday School, because we know its value in developing one's spiritual life. We will continue to develop covenant groups, small groups, and mission in the community and world. Our confirmation and youth programs will continue to help young people form a deep connection with Christ. The vision to grow deeper sees us as a diverse community growing together, learning from each other, and serving God together. Our vision anticipates numerical growth as a result of focusing on the spiritual growth of individuals, and worshipping, praying, and serving together as the body of Christ.

PROPOSAL



PROPOSAL (CONTINUED)



Our New Building Will Include:

- a sanctuary designed for flexibility of space and media, which can hold 378 people with the ability to open up and expand into the welcome center and adult classrooms;
- a spacious and open welcome center in which people can congregate and have conversation;
- five (5) adult small group spaces, three of which can be combined into one larger space capable of accommodating 60 people;
- two (2) youth spaces, which can also accommodate adults during the week;
- one children's large group space;
- six (6) small group children's spaces to be used for Sunday School and the Learning Tree;
- a nursery/mothers' lounge;
- a fully functional kitchen, with an attached coffee fellowship counter space;
- office space to accommodate a full-time staff of 10;
- ample storage space; and
- ample restrooms areas.

PROPOSAL (CONTINUED)



Building Location:

Our church building will be placed on the approximately 10.8 acres on the northeast quadrant of our property. We believe after careful consideration, analysis, and prayer this is the optimum location.

This highly visible location will allow people to easily recognize and identify our church. It will also give us access from both Milburn School Road and Simmons Road. Flowing traffic out from two different locations will avoid bottlenecks as people try to leave church.

This location will also give us easy access to our pavilion, already in place with a road leading to its parking lot. The grassland surrounding the pavilion would remain green and untouched, allowing for a place to connect with God in nature.

The remaining 35 ½ acres is mostly farmland, which would remain unused.

THE MOTION

O'Fallon First UMC Church Conference

October 29, 2018

Whereas, the Church Council unanimously recommended, and on June 11, 2017 the church voted with an 89.9% margin in favor of the 1 Church — 2 Locations vision, which at the time was *“to build a facility on the ‘Milburn Campus’ to likely include a sanctuary, Sunday school classrooms, church offices, a fellowship hall, kitchen, and other features to support full-time ministry for all ages, and for renovation of the building at 504 E. Highway 50, O’Fallon, for use by our student ministries (youth group, recreation, etc.), children’s ministries, expansion of “The Learning Tree” preschool and Parent’s Morning Out (PMO), worship, community events like the Boy Scouts, quilt-guild, and more”*; and the Building Committee was authorized to develop a detailed timeline with the hopeful goal of finishing the facility at the Milburn Campus by 2019; and

Whereas, the “Vision Committee” was transitioned into a “Building Committee,” hired an architectural firm to guide the process of developing building and renovation plans, is overseeing a capital campaign to fund the project, and has communicated their progress to the congregation; and

Whereas, the Building Committee has contracted with Chiodini (Architect), Holland Construction (General Contractor), Generis (Capital Campaign Team), and others to develop a building plan, estimate costs, and design a generosity initiative;

Therefore, Be It Resolved, The Church Conference approves of the design concept developed with Chiodini Architects, to be located on the corner of Milburn School Rd. and Simmons, and potential renovation of the Smiley campus; and

Be It Further Resolved, the Building Committee be authorized to pursue financial options to include a “generosity initiative” (capital campaign) in 2019, the exploration of selling land at the Milburn site, and pursuing options to generate revenue through the Smiley campus; and

Be It Finally Resolved, the Building Committee, in cooperation with the Finance Committee, will present a specific finance plan for approval at a 3rd Church Conference.

F.A.Q.

Where will the Learning Tree be located?

The original plan was to keep the Learning Tree at our Smiley Campus, but during the design process we found that we would save money and be able to fully license the Learning Tree Preschool by moving it to the Milburn Location.

We are already building Children's Sunday School space at our new location. This will double as Learning Tree space with very minimal cost. If we were to remodel our existing building to accommodate the program, our costs would be significantly more.

Locating the Learning Tree Preschool and PMO at the Milburn campus will also allow for the program to expand under this full licensure, and with the increased revenue, a cost-share of some expenses will be realized.

Will the Sanctuary be used as a multi-purpose space (a cafeteria or a gym)?

Our intention is to keep the Sanctuary as a worship space. The worship space will be flexible, but the current plans are to use the sanctuary for worship only.

Where will there be opportunities for fellowship meals and large group gatherings?

The building will have the ability to serve meals to a large group in the large welcome center and gathering area. The building will be very flexible to accommodate as many large groups as possible. The space is adjacent to the kitchen and coffee area. And, if more space is needed, we still have the Smiley campus until a Phase 2 is completed.

Will our new sanctuary have pews or chairs?

Our plan is to use chairs in our new building. These chairs would be similar to the chairs we use on Sundays in our current Family Life Center. There are a number of advantages to using chairs. First, they give us greater flexibility in utilizing our worship space, allowing for adaptable worship services. In addition, we have found that there will be significant cost savings in using chairs.

Most modern worship facilities are using chairs instead of pews today, and many historic church buildings have moved to chairs as well.

I'm concerned that the church design doesn't look like a traditional church design, how did we come to choose this design?

In designing the building, we first worked with our architectural firm in the functionality of the space. We had many conversations with various staff, small group leaders, teachers, and others in determining what features were needed in a church building that would take us into the next 50 years of our ministry.

The exterior design of the building was created by Chiodini in accordance with what is typical and practical in modern church design. This design is very typical of most churches being built today, and should feel very comfortable and inviting to new generations of families moving into O'Fallon and the Milburn community.

We have heard large amounts of both concern and praise over this design, but we believe this design to be a good one, and one that will be seen as a positive to the greater community of O'Fallon, and to the people we hope to reach out to with the hope of Jesus.

It looks like the new design has a flat roof, is this true?

Building code does not permit flat roofs anymore. The roof might appear to be flat, but it will have enough slope to allow for adequate run-off and drainage.

F.A.Q. (continued)

Will there be a basement?

No, it is a “slab on grade.” The cost of putting in a basement is very high. There is enough land to expand without adding a basement.

The church will, however, be built to code, and there will be safe places in the building people can retreat to in the case of tornado warnings and severe weather. It will be a safe structure.

By building on one level, we also create a church that is much more accessible to the elderly and handicapped. This will be a much more welcoming facility to those with mobility issues.

What will the Smiley Campus be used for?

We plan on keeping our Sunday evening student ministry in our current building, with some remodeling to the existing sanctuary to allow for expanded youth worship and programming. We will also expand the number of youth classrooms available, and youth will continue to use the gym for games and activities.

We also still plan to use the Smiley Campus for outreach to the community. This means that we would keep many of our current programs like Scouts, the Quilt Guild, and Habitat for Humanity in our current building. We also hope to expand this usage to any number of other community organizations whose purpose fits into our mission.

We finally anticipate using our current space for church events requiring a gymnasium, such as our Thanksgiving dinner.

Can we afford two buildings? Why don't we sell the Smiley Campus?

As we look at the financial implications of maintenance, utilities, and insurance for two buildings, we believe that yes, we can afford to keep both buildings at this time.

We plan on keeping the Smiley Campus, because in the immediate future we won't be able to move all our ministries into the Milburn Facility. Our hope is that in the future, we will be able to complete a phase two at Milburn which would include a gymnasium, youth space, and more classrooms.

Once we have completed a phase 2 addition, it would make sense to reevaluate the ministry that is taking place at the Smiley Campus, and determine if it continues to make ministry sense to keep two properties.

What are the costs of building and renovating?

We are still working on final totals for the anticipated cost of the building, but we anticipate it will cost between 6 to 8 million dollars (\$6,000,000 - \$8,000,000).

What if we don't raise the entire amount needed?

The next step of our Building process will be working on determining what we can afford in a building. This will include completion of a three-year Generosity Initiative (Capital Campaign) which will go a long way in determining when we can break ground.

We will also be looking into other financial options for the church in this period as well. We anticipate the need for a bank loan, and will work on securing favorable terms. We may also look at options for selling parts of the existing 56 acres of our Milburn property which won't be needed for our new building project.

If we don't have the amount needed to proceed, we may need to wait until we can research other options, possibly including a second generosity campaign.

Our pastors and financial leaders are committed to not moving forward until we can do so in a fiscally responsible and attainable manner.

Prayer of St. Francis

Lord, make me an instrument of your peace:

where there is hatred, let me sow love;

where there is injury, pardon;

where there is doubt, faith;

where there is despair, hope;

where there is darkness, light;

where there is sadness, joy.

O divine Master, grant that I may not so much seek

to be consoled as to console,

to be understood as to understand,

to be loved as to love.

For it is in giving that we receive,

it is in pardoning that we are pardoned,

and it is in dying that we are born to eternal life.

Amen.