

MINUTES
HARMONY BUILDING COMMITTEE
February 9, 2014

Pastor Steve Vineyard called the meeting to order at 1:30 p.m. Committee members present were Joann Ballard, John Broglio, Susan Burkey, Les Carver, Roy Fuller, Tom Gatewood, Carroll Laycock, Dave Nash, Jon Peede, Mary Preston, Biz Tandy, Steve Vineyard, and Rick Yochim. Guests were Craig Balzer and Mike Bricker (architects) and Barbara Gatewood.

Tom Gatewood was elected as chairperson, and those present introduced themselves.

The committee's tasks include:

- 1) Retain and work with an architectural firm to assist in the development of blueprints and cost estimates to add an addition to and renovate the existing facility to address critical education, fellowship, kitchen, and accessibility needs identified in the last planning phase.
- 2) Develop a plan to finance the present phase (architect fees, rezoning application and site planning costs, financial planning firm fees).
- 3) Explore financing options for the next building phase, including selection of an outside financial planning firm.
- 4) Determine and carry out procedures with Town of Hamilton and Loudoun County to apply for the necessary zoning for the church property to accomplish the building/renovation.

Subcommittees were organized:

- A) Facility Planning (to address #1 above): Dave Nash, Roy Fuller, Les Carver, Rick Yochim, Joann Ballard
- B) Financial Planning (to address #2 & #3 above): Susan Burkey, Carroll Laycock, Biz Tandy, Jon Peede
- C) Zoning/Governmental (to address #4 above): Rhonda Paice, Tom Gatewood, Steve Vineyard
- D) Secretary and record keeper: Mary Preston
- E) Communications (between committee and congregation): Jon Peede

Major points brought out in the discussion:

*The Chesapeake Bay ordinance will go into effect July 2014. This ordinance will impose restrictions on water drainage, thus making site plans more expensive.

*Town of Hamilton just recently created a new zoning district for public, semi-public, and institutional uses (includes churches).

*Harmony's main facility and the two adjoining properties are currently in a residential district. To change that, the church will have to submit a rezoning application, along with a site plan, to request that all of Harmony's property be placed within the new district. If approved, all future building plans would not require special exception applications (as was the case before). The process will be much more flexible.

*It was suggested that we get the zoning set before engaging a firm for fundraising.

*It was urged that we put together a work plan within 30 days.

*Estimated cost of Phase I (building/renovations) is about \$5.5 million.

*It was strongly stated that frequent communication between the committee and the congregation is vital.

Next meeting date: Sunday, March 2, after the second service. A light lunch will be provided.

The meeting was adjourned around 2:30 p.m.

After adjournment the different subcommittees gathered briefly to begin planning.

Mary Preston
Secretary