



Centennial United Methodist Church at Ivy

April 9, 2015

United Methodist Central district Board of Church Location and Building
Attn: Mary Years

Centennial United Methodist Church of Ivy has moved from carbide lights to wiring the building for electricity, from a pot belly stove in the middle of the Sanctuary to an oil burning furnace, to two new energy-efficient gas furnaces and air conditioning in 2015, from a small quaint little church on the hill in 1876, to an addition four times the size of the original church in 1985, to recent talks of expanding again!

Traditional worship services, good food, fellowship and outreach have drawn four generations of family and friends to Centennial UMC of Ivy since 1876.

Centennial UMC of Ivy has provided monthly Dinner Day potlucks for over 80 years, held annual Chili/Oyster Suppers with Bazaar since 1949, and had a Children's Christmas program and fruit box handout drawing non-members from the surrounding area each year. Our Ladies Aid/United Methodist Women have been involved in fellowship, food, and mission since 1896; our Methodist Youth Fellowship Group have fun learning and being in mission; our Family Ministry and Missions groups offer a variety of opportunities for fun, fellowship and being of service in the church, our community and around the world.

Meeting the needs of today's church families is very important at Ivy while still holding on to the traditions of this little white church on the hill.

The attached Expansion Document is for your review and consideration.

In Christ we pray,

Gaylen Heaberlin

Gaylen Heaberlin, Chair of Expansion Committee



South Elevation

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CENTENNIAL UNITED METHODIST CHURCH
of Ivy

Expansion Project

April 9, 2015

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RESULTS OF GROUP MEETINGS
November 18 - 20, 2013

The Round Table Discussions that were conducted during the fall of 2013 brought out the following comments and conclusions addressing the need for a larger fellowship hall and parking spaces.

We are a traditional Church

Being a small church everyone knows everyone else.

Our congregation is a church family and displays a family atmosphere.

Most if not all want to keep Centennial at Ivy a small Country Church.

A large percentage of the congregation is aging and will need to be replaced over time in order for our Little White Church on the Hill to survive.

Fellowship is an important part of our church and defines who we are.

Members that have come to our church (as opposed to those that were raised here) have said they like the small Country Church atmosphere and the friendliness of the congregation. Some have said it is like what they used to know or grew up in.

The population in the four townships that Centennial is centered in is growing and we should be able to attract new members that find our little church to be what they are looking for, providing we can accommodate them with parking and fellowship.

Our current fellowship hall has been too small on numerous occasions, i.e. funeral luncheons, annual soup supper, some dinner days, etc.

His and her restrooms are needed on the ground level.

A larger and more serviceable kitchen is needed.

It has been noted that people have left after church and not stayed for fellowship when it was obvious that the fellowship hall was at or near capacity.

Attendance at our church services has reached 80% capacity or more on many occasions. If we were to expand the sanctuary, then the fellowship hall will be even more inadequate.

Our parking lot has also overflowed on many occasions.

To attract new members that will maintain or slightly increase our current numbers, a larger fellowship hall and more parking spaces should be considered as a first step of any expansion project.

The expansion of the sanctuary should then follow if and when needed.

EVOLUTION HISTORY OF CENTENNIAL'S FACILITIES

Centennial United Methodist Church at Ivy was originally built in 1876 on a plot of land that the congregation bought for \$40. At that time the Altar area was at the north end of the sanctuary where the double doors and big glass windows are now. That was the north end of the Church. The double doors were at the south end where the big arch now goes over the Altar.

Our forefathers some being ancestors of many of our current members saw that for Centennial to survive in the future improvements would have to be made.

A violent storm damaged the steeple sometime in the 1920s and it had to be removed for safety concerns.

The church building was raised and the basement was added in 1927.

In April 1929, they voted to wire the building for electricity to replace the carbide lights that had formerly been in use.

In 1932 the Church Ladies started a pot-luck dinner on the first Sunday of every month. This tradition continues to this day. This was made possible with the fellowship area in the new basement under the sanctuary.

In 1938, the church ceiling was lowered down to the top of the tall windows and the sanctuary was redecorated.

In 1951 an oil burning furnace insert was installed in the coal burning furnace enabling the use of a thermostat.

After having a steeple for approximately 50 years and not having a steeple for another 50 years, (from the mid 20s to the mid 70s) the congregation raised the money and put up a new steeple in 1976 the year of Centennial's 100th anniversary and also our nation's 200th anniversary.

Since 1949 the UMW has had an Oyster & Chili supper each fall. When this was held in the basement fellowship area, we had to ask the people to take a number and wait up in the sanctuary until other people finished eating and departed so their number could be called and they could go down and enjoy the meal and fellowship.

The old green wooden pews such as the one in the Narthex were replaced circa 1975. Also about this time the coat room directly behind the organ was added.

We broke ground for our current fellowship hall on September 14, 1986 and finished in early 1987 at a cost of \$142,158. Bishop Job held the consecration Service on February 15, 1987. Prior to this construction, Centennial did not have air conditioning. Two new furnaces with air conditioning were installed as part of the addition, one for the Sanctuary and one for the new fellowship hall. It is interesting to note that Centennial's Annual budget at that time was about \$22,000.

After Sunday service and dinner on January 4, 1987, a group of men from the congregation reversed the pews in the sanctuary changing them from facing the north to face the south as they are now. This and also a temporary altar area was formed at what was then the entrance to the sanctuary. All of these changes were done in one afternoon.

After a few years of having a Live Nativity each Advent Season, it was decided that a gazebo would be appropriate for use for the Live Nativity and also for other outdoor functions such as weddings. This was added to the western edge of the Church property around 1989 or 1990.

In 1995, the sanctuary was refinished. The false ceiling that was suspended down to the top of the tall windows was removed and replaced with new drywall up at the original rafters. At that time we discovered the delightful wall paper that we now see on the wall above the windows. The wallpaper was quite grimy probably from the old coal burning stove that was used in the early days. Dr. Francis Brockman, a previous pastor here at Centennial and having knowledge of refurbishing old houses advised us to clean the old wall paper with bread wadded up into balls. We went to the Wonder Bread Day Old Store and bought several loaves of bread for the purpose of cleaning the wall paper. New drywall was placed on the walls below the wall paper and the wainscot was refinished. New carpet was installed and new upholstery was put on the pews.

In 2009, a dream of making something of the old basement under the sanctuary into something useful became a reality. This room had become a catch-all for all kinds of junk. A group of retired men went to work and transformed it into a nice room for the use of the youth and was named the Vivian Tingley Room in her honor because of her passion for the youth of our little Church. The cost was under \$4,500. It was estimated that it would have cost somewhere between \$18,000 to \$20,000 if we had contracted the work out.

The following year it was decided to refinish the old basement kitchen, it being the last room in the basement that needed to be updated. This room now has a nice modern set of cabinets and makes a very nice craft room for the Sunday School and Vacation Bible School.

Back in late 2010 the expansion committee had explored the possibility of purchasing land behind the church to the north. In September of that year it was determined that we would not be able to purchase any property to the north. Therefore, we are limited to building on our existing property.

In 2012 the Trustees determined that our wood shingled roof was rapidly deteriorating and soon would need to be replaced. Upon recommendation of the Trustees, the Administrative Council approved a contract to replace the roof with steel roofing that looks like vintage roofing appropriate for a country church. The cost was \$70,000 and the work was completed in October of 2012. We were able to raise \$30,000 through pledges to offset a large portion of the cost and fortunately we had money on hand to cover this expense.

Just before Christmas, 2014 one of our furnaces quit and after having a furnace expert look at both of the furnaces it was determined that both furnaces should be replaced. Since the Trustees budget could meet this need, the Administrative Council voted to replace both furnaces at a cost of \$8,600.00. This was completed in February 2015

Costs are not available for some of these events and with the exception of the fellowship hall built in the late 1980s this remodeling and updating we were able to do without going in debt. Our congregation in the past has seen fit to keep our little White Church on the Hill in step with the future.

We, today's congregation have a unique opportunity to pay forward as the generations before us did to ensure that Centennial will be a vital part of the future within the SE Polk Community.

CENTENNIAL UNITED METHODIST CHURCH AT IVY NEED FOR EXPANSION STATEMENT

Centennial United Methodist Church at Ivy has experienced some growing issues over recent years.

A study of our attendance over the past 12 months has revealed the following: See attached attendance spreadsheet.

The Sanctuary; Seats 93 (17 Pews X 5, plus 8 seats at the back)
15 Sunday's attendance was between 70 – 79%.
15 Sunday's attendance was between 80 – 89%.
4 Sunday's attendance was between 90 – 99%.
1 Sunday attendance exceeded 100%.

The Fellowship; Seats 72 (9 tables X 8)
4 Sunday's attendance was between 70 – 79%.
9 Sunday's attendance was between 80 – 89%.
12 Sunday's attendance was between 90 – 99%.
23 Sunday's attendance exceeded 100%.

These numbers indicate that Centennial is approaching the need for expansion of the sanctuary and is already experiencing a need for a larger fellowship area. Fellowship is and has always been a very important part of Centennial's ministry. Obviously not everyone stays for fellowship every Sunday and we do not know how many leave because the fellowship hall appears to be full.

The ladies of the Church have long expressed a need for a larger kitchen. When only a few helpers are in the kitchen, people are soon bumping into each other. Additions such as a larger refrigerator/freezer, dishwasher and possibly a more up-to-date cooking range have been suggested.

The spaces in our parking lot has been exceeded on numerous occasions especially during special events like Easter, Christmas, family events such as weddings, baptisms, graduations, funerals and of course the UMW's annual Soup Supper and Bazaar. These events also further strain the sanctuary and/or the fellowship hall.

Most, if not all, of our congregation has expressed a desire to keep Centennial a relatively small country Church. This doesn't mean we do not need new members. Many in our congregation are reaching the age where new faces are necessary so that our numbers do not decrease. We will need to maintain and possibly increase membership slightly so our Little White Church on the Hill will survive and continue to be a vibrant ministry in the S.E. Polk area. Centennial is located in the center of Four Mile, Clay, Beaver and Camp Townships. These townships are growing with new houses going up all the time. From

these townships our little church should be able to attract many members if we offer what they are looking for.

More adequate and up-to-date facilities will be needed to continually attract those that want to experience the small Church appeal that Centennial historically has offered.

Restrooms for both men and women need to be available on the main level of the sanctuary and the fellowship hall.

Improvements could and should start with a larger fellowship hall, adding restrooms and parking spaces.

If we expanded the sanctuary by utilizing the existing Narthex, we can provide about a 43% increase or 40 additional sanctuary seats in the future. Additional pews will be the biggest expense for the sanctuary expansion and our Memorial Fund could be tapped for the cost of pews. Currently we believe a very desirable expansion can be built for \$531,800.

On October 5th, 2014 our membership voted 76% for the idea of expanding and updating to meet future needs of Centennial UM Church at Ivy and to give the building committee the direction to move forward with acquiring plans and cost estimates for this expansion and a possible construction start date of late spring of 2015. See Special Charge Conference Minutes.

GAYLEN HEABERLIN

Chairman, Expansion Committee

Attachments:

Attendance Spreadsheet

**Attendance Percentage of Capacity of Sanctuary
& Fellowship at Centennial Sep 2013 thru Aug 2014
Sanctuary Seats 93 - Fellowship Seats 72**

Sunday	Attendance	Sanct %	Felwshp %	Sunday	Attendance	Sanct %	Felwshp %
1-Sep-13	77	82.8%	106.9%	2-Mar-14	63	67.7%	87.5%
8-Sep-13	84	90.3%	116.7%	9-Mar-14	81	87.1%	112.5%
15-Sep-13	69	74.2%	95.8%	16-Mar-14	66	71.0%	91.7%
22-Sep-13	64	68.8%	88.9%	23-Mar-14	73	78.5%	101.4%
29-Sep-13	77	82.8%	106.9%	30-Mar-14	68	73.1%	94.4%
6-Oct-13	68	73.1%	94.4%	6-Apr-14	71	76.3%	98.6%
13-Oct-13	71	76.3%	98.6%	13-Apr-14	80	86.0%	111.1%
20-Oct-13	62	66.7%	86.1%	20-Apr-14	87	93.5%	120.8%
27-Oct-13	60	64.5%	83.3%	27-Apr-14	60	64.5%	83.3%
3-Nov-13	77	82.8%	106.9%	4-May-14	72	77.4%	100.0%
10-Nov-13	76	81.7%	105.6%	11-May-14	93	100.0%	129.2%
17-Nov-13	70	75.3%	97.2%	18-May-14	80	86.0%	111.1%
24-Nov-13	80	86.0%	111.1%	25-May-14	87	93.5%	120.8%
1-Dec-13	81	87.1%	112.5%	1-Jun-14	58	62.4%	80.6%
8-Dec-13	67	72.0%	93.1%	8-Jun-14	55	59.1%	76.4%
15-Dec-13	76	81.7%	105.6%	15-Jun-14	58	62.4%	80.6%
22-Dec-13	51	54.8%	70.8%	22-Jun-14	41	44.1%	56.9%
24-Dec-13	71	76.3%	98.6%	29-Jun-14	57	61.3%	79.2%
29-Dec-13	75	80.6%	104.2%	6-Jul-14	46	49.5%	63.9%
5-Jan-14	71	76.3%	98.6%	13-Jul-14	56	60.2%	77.8%
12-Jan-14	72	77.4%	100.0%	20-Jul-14	69	74.2%	95.8%
19-Jan-14	69	74.2%	95.8%	27-Jul-14	58	62.4%	80.6%
26-Jan-14	75	80.6%	104.2%	3-Aug-14	64	68.8%	88.9%
2-Feb-14	79	84.9%	109.7%	10-Aug-14	46	49.5%	63.9%
9-Feb-14	75	80.6%	104.2%	17-Aug-14	39	41.9%	54.2%
16-Feb-14	92	98.9%	127.8%	24-Aug-14	49	52.7%	68.1%
23-Feb-14	77	82.8%	106.9%	31-Aug-14	49	52.7%	68.1%

	Average Attendance =	Average Sanctuary %	Average Fellowship %		Sanct	Felwshp
		68.4		Sundays 70 - 79 %	15	4
		73.5%		Sundays 80 - 89 %	15	9
		95.0%		Sundays 90 - 99 %	4	12
				100 % or Above	1	23
Christmas Eve=Early Svc				Sundays 80% Plus	20	44

SPECIAL CHARGE CONFERENCE
Centennial United Methodist Church
Oct. 5, 2014

Following the morning worship service, a Special Charge Conference was held to vote on two items: approve the idea of an expansion of the fellowship hall, parking lot and sanctuary and approve a Building Committee. Rev. Gary Nims served in place of the District Superintendent Rev. David Weesner. Rev. Nims opened the meeting with prayer. He explained that the Church Conference is an open meeting and only professing members are allowed to vote.

Libby Hiatt was nominated and elected recording secretary by voice vote. The minutes from this meeting and the 2013 Charge Conference will be presented at the 2014 Charge Conference Oct. 23rd at Centennial United Methodist Church.

Gaylen Heaberlin moved that we the congregation of Centennial United Methodist Church approve the concept and further planning of expanding the fellowship hall, the parking lot and the sanctuary. Helen Freeman seconded the motion. Gaylen then gave background information as to the history of the church building, changes and improvements over the years. Questions were called for but none were offered.

Gaylen read the motion again and ballots were passed out for voting. Dean Fiene and Verna Bowie tallied the ballots. The results were 48 yes votes and 15 no votes.

A second vote was taken to approve a Building Committee. Members of the committee are Gaylen Heaberlin, Torie Hermann, Andrea Hackett, Jill Craven, Jamie Graves, Bruce Atherton, Helen Freeman, Janice Williams, Sandra Stuart and Nancy Day. No names were introduced to be added to the committee. Margaret Forster moved to accept the committee and Tim Morgan seconded the motion. The motion passed by voice vote.

Rev. Nims closed the Church Conference with prayer.

The meeting was adjourned at 12:05 p.m.

Libby Hiatt
Recording Secretary

Jay Fisher

Church Conference

Oct. 5, 2014

Julie Klatt
Jeane Jacobs
MAGGIE STUART
NED STUART
JEFF FREEL
Kaitlyn Freel
Alan Fischer
Jennifer Fischer
GARY FISHER
Melvin Visser
Carol Visser
Jill Craven
Gunnar Melville
Whitney Warner
P. Anderson Williams
Janice Anderson
Jim Murphy
Marilyn Murphy
Doug Hart
Darryl Lynch
Reelin Lynch
Tom McLeod
Jennie McLeod
Carol Graves
Landy Wilkinson
M. Wilkinson

Jary Bowie
Mary Bowie
Taylor Bowie
Shay Bowie
CARISSA BOWIE
Nancy Day
Therese Ferguson
Zoe Hill
Gail Gish
Bart Bell
James Denhart
Rita Denhart
Cecelia Sheets
Butch Weeks
Nancy Jordan
Craig Jordan
Jileen Freeman
Brenda Stewart
Bambi Peltz
Lynn Peltz
Lizis Hendrickson
Pat Wiley
BOB & JOHANNA
Lue Johnston
Zach Johnston

Judy Frantz

~~Debbie Frantz~~

Ursula Lovin

Mark Ogren

Kristi Ogren

Paige Geisenhoff

~~Dorey Ogren~~

Torie Hermann

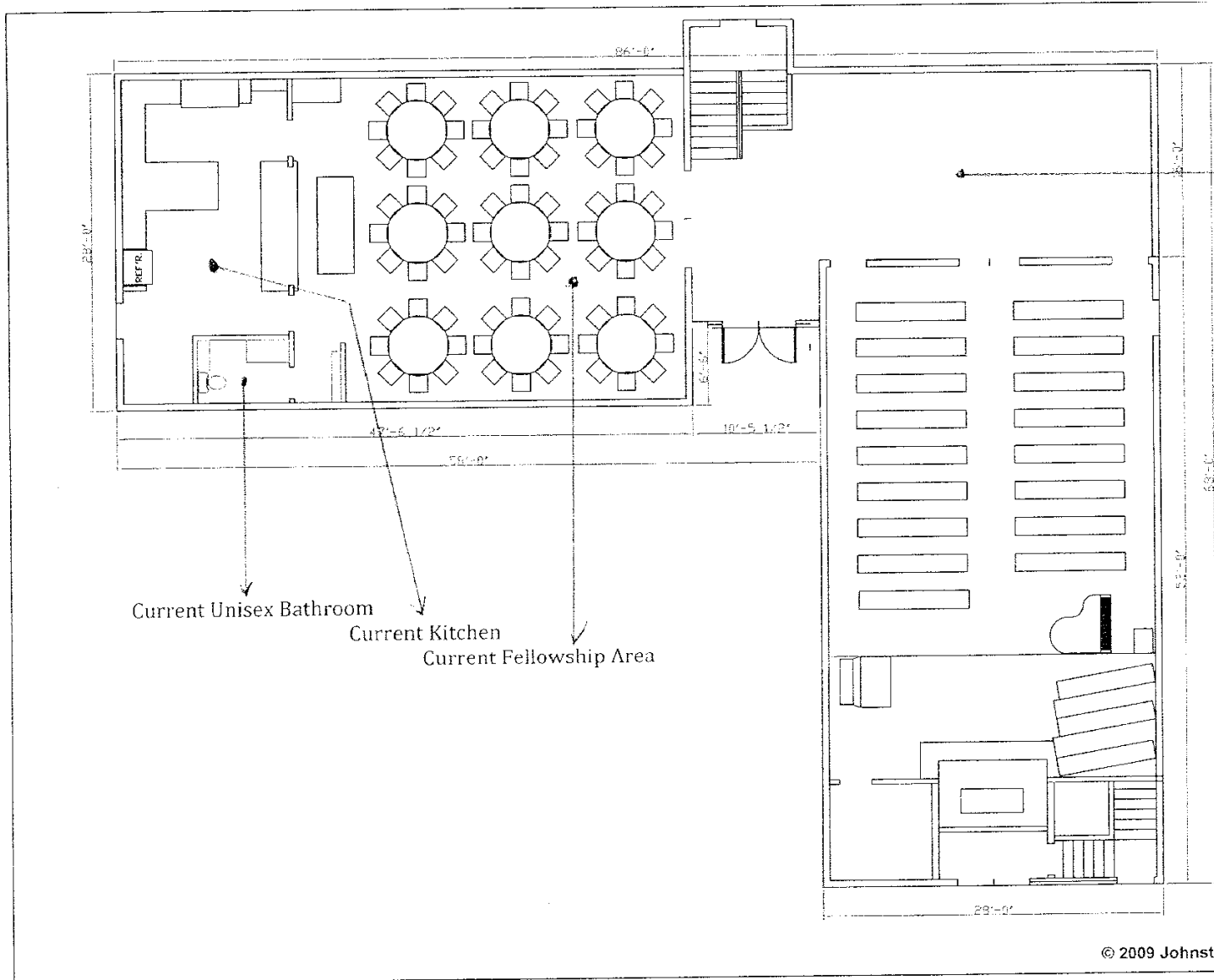
Hannah Methlie

Kaylee Ogren

LAYMAN HERBERSON

Margaret Jostu

68 Aidan Crowl



Current Narthex

Current Unisex Bathroom
 Current Kitchen
 Current Fellowship Area

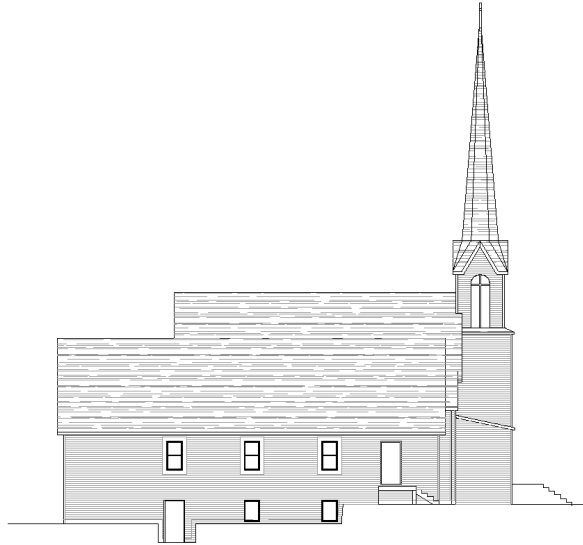
Ivy United Methodist Church

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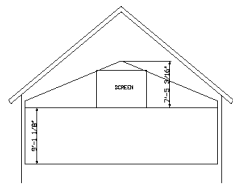
P.O. BOX 495
 Altoona, Iowa 50009

Floor Plan

Date	12/11/2009
Scale	1/8" = 1'-0"
Sheet Number	A1



West Elevation



Interior Section



South Elevation

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Centennial United Methodist Church
at Ivy

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Elevations

Centennial
United
Methodist
Church

Date

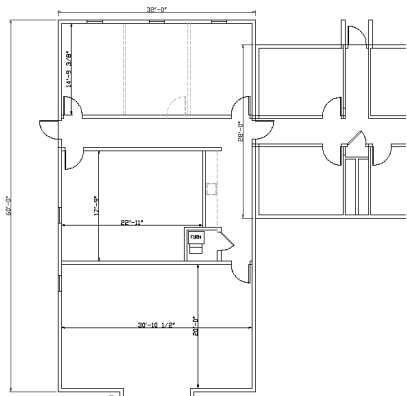
12/29/2014

Scale

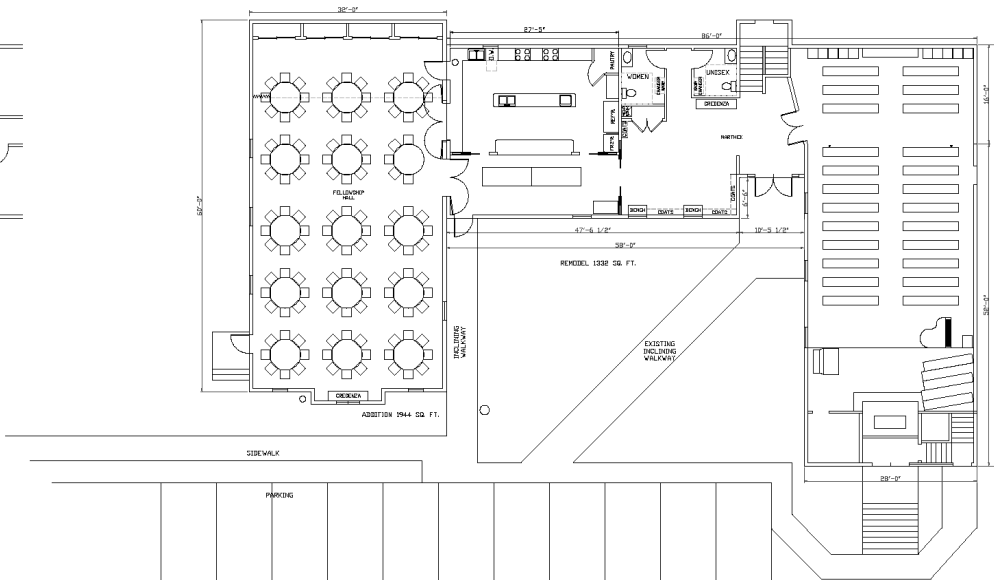
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A-101



Lower Level



Main Floor Plan

Ivy Methodist

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P.O. BOX 495
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Floor Plan

Date

1/5/2015

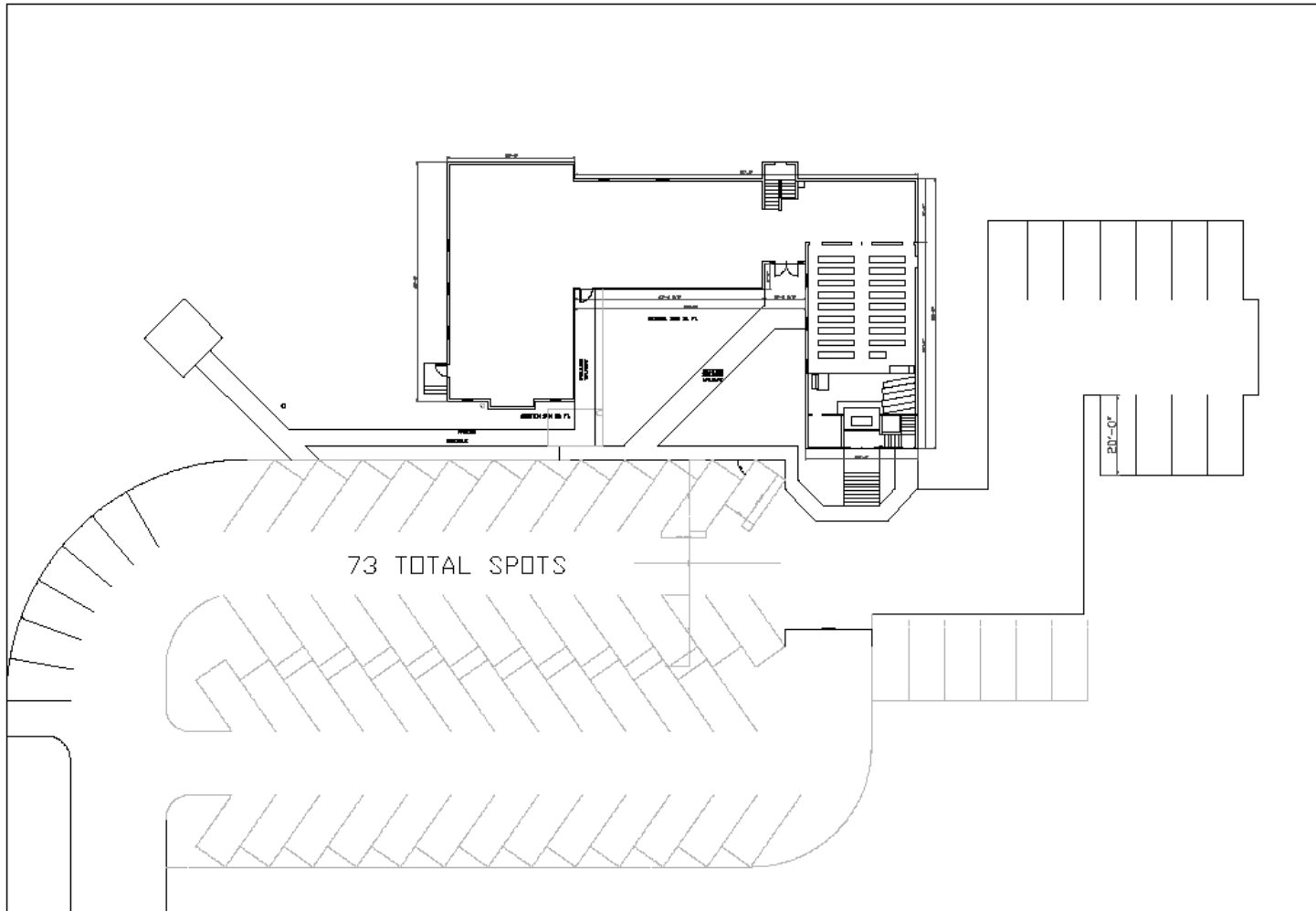
Scale

1/8" = 1'-0"

Sheet Number

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The Darker Lines Represent the Existing Parking Lot
The Lighter Lines Represent the New Parking Spaces

Centennial's Expansion Project Phases and Cost Estimates

The Expansion committee has put together their vision of how the construction of the project should move forward.

The following will be presented as a whole package for the 2nd Charge Conference. However, it seems reasonable to do the construction in a logical sequence of phases:

Phase I: Build the Fellowship Hall/Building first.

Why? So we will be able to use this area while the other phases are being constructed.

Phase II: Remodel the existing Fellowship hall into a larger kitchen; both gender bathrooms and new Narthex.

Phase III: Expand the sanctuary into the current Narthex, with or without raising the ceiling and the roof.

Phase IV: If we don't do the ceiling and roof in Phase III, then this would be Phase IV

The **Parking Lot** can be included with Phase II or III. Probably should not be done during Phase I due to construction material being brought in.

Phase I = \$360,000	Our committee members are: Gaylen Heaberlin, Chair
Phase II = \$80,000	Helen Freeman, Torie Hermann
Phase III= \$13,900	Janice Williams, Jill Craven
Phase IV= \$40,000	Saundra Stuart, Bruce Atherton
Park Lot= <u>\$37,900</u>	Jamie Graves, Nancy Day
Total = \$531,800	

SCALE OF GIVING REQUIRED TO RAISE \$500,000.00

Giving Units	Unit Gift Amount	Total Gifts	Over 3 Years		Over 5 Years	
			Per Mo.	Per Wk.	Per Mo.	Per Wk.
10	\$ 5,000.00	\$ 50,000.00	\$ 138.88	\$ 33.33	\$ 83.33	\$ 20.00
9	\$ 5,556.00	\$ 50,004.00	\$ 154.33	\$ 37.04	\$ 92.60	\$ 22.22
8	\$ 6,250.00	\$ 50,000.00	\$ 173.61	\$ 41.67	\$ 104.17	\$ 25.00
7	\$ 7,143.00	\$ 50,001.00	\$ 198.42	\$ 47.62	\$ 119.05	\$ 28.57
6	\$ 8,334.00	\$ 50,004.00	\$ 231.50	\$ 55.56	\$ 138.90	\$ 33.34
5	\$ 10,000.00	\$ 50,000.00	\$ 277.78	\$ 66.67	\$ 166.67	\$ 40.00
4	\$ 12,500.00	\$ 50,000.00	\$ 347.22	\$ 83.33	\$ 208.33	\$ 50.00
3	\$ 16,667.00	\$ 50,001.00	\$ 462.97	\$ 111.11	\$ 277.78	\$ 66.67
2	\$ 25,000.00	\$ 50,000.00	\$ 694.44	\$ 166.67	\$ 416.67	\$ 100.00
1	\$ 50,000.00	\$ 50,000.00	\$ 1,388.90	\$ 333.33	\$ 833.33	\$ 200.00
		\$ 31,800.00	Congregational Work/Could be more			
55	Totals	\$ 531,810.00				

We will need about \$150,000 given up front to meet the required 1/3 of the funding to be on hand. The \$50,000 we currently have available should be held for a cushion against monthly payments.

The above scale is similar to the one we used when we built our existing Fellowship Hall (1985), the big difference is that we need 5 times the amounts.

Gaylen Heaberlin
Finance Chairman/Finance Secretary

Year	Budget	Committed	Non-Committed Needed to meet Budget	Total Received	Plus/Minus Budget
2003	\$ 59,593.00	\$ 43,096.00	\$ 16,497.00	\$ 60,904.00	\$ 1,311.00
2004	\$ 62,180.00	\$ 51,194.00	\$ 10,986.00	\$ 61,252.00	\$ (928.00)
2005	\$ 62,954.00	\$ 52,742.00	\$ 10,212.00	\$ 69,127.00	\$ 6,173.00
2006	\$ 67,084.00	\$ 60,521.00	\$ 6,563.00	\$ 74,683.00	\$ 7,599.00
2007	\$ 69,426.00	\$ 64,391.00	\$ 5,035.00	\$ 76,850.00	\$ 7,424.00
2008	\$ 74,544.00	\$ 62,506.00	\$ 12,038.00	\$ 78,149.00	\$ 3,605.00
2009	\$ 76,000.00	\$ 68,916.00	\$ 7,084.00	\$ 84,233.00	\$ 8,233.00
2010	\$ 78,000.00	\$ 67,510.00	\$ 10,490.00	\$ 83,501.00	\$ 5,501.00
2011	\$ 83,521.00	\$ 72,659.00	\$ 10,862.00	\$ 88,306.00	\$ 4,785.00
2012	\$ 87,903.00	\$ 72,160.00	\$ 15,743.00	\$ 88,096.00	\$ 193.00
2013	\$ 86,900.00	\$ 71,795.00	\$ 15,105.00	\$ 87,993.00	\$ 1,093.00
2014	\$ 90,916.00	\$ 76,789.00	\$ 14,127.00	\$ 95,506.00	\$ 4,590.00
2015	\$ 85,796.00	\$ 79,540.00	\$ 6,256.00	\$ 91,000.00	\$ 5,204.00

Estimates

Pledges by groups 2010 thru 2015

Year	Above \$ 2,000.00	\$1,000 to \$ 1,999.00	Under \$ 1,000.00	Total of Pledges	Number of Pledges
2010	\$ 34,560.00	\$ 27,170.00	\$ 5,780.00	\$ 67,510.00	12+20+22=54
2011	\$ 35,200.00	\$ 28,120.00	\$ 9,339.00	\$ 72,659.00	13+21+22=56
2012	\$ 32,540.00	\$ 30,330.00	\$ 9,290.00	\$ 72,160.00	11+24+21=56
2013	\$ 33,980.00	\$ 29,540.00	\$ 8,275.00	\$ 71,795.00	12+21+21=54
2014	\$ 41,624.00	\$ 28,530.00	\$ 6,635.00	\$ 76,789.00	12+20+21=53
2015	\$ 43,760.00	\$ 27,610.00	\$ 8,170.00	\$ 79,540.00	12+19+15=46
Average Pledges Percent	\$ 36,944.00 12 50.33%	\$ 28,550.00 21 38.89%	\$ 7,914.83 20 10.78%	\$ 73,408.83 53 100.00%	
Unit/Avg	\$ 3,078.67	\$ 1,359.52	\$ 395.74	\$ 1,385.07	