

Central Baptist Church of Bearden  
Quarterly Business Meeting  
November 14, 2021  
Dr. Wade Bibb Moderator

Welcome and Call to Order  
Opening Prayer

Dr. Wade Bibb  
Dr. Wade Bibb

Documents Distributed

- Meeting Agenda
- Minutes from Quarterly Business Meeting - November 14, 2021
- Membership Report for September 20 - November 7, 2021
- Summary Financial Reports Ending October 31, 2021
- Revised Cost Plan for The Ministry Center
- Car Wash Plan on Anderson Drive Property
- Committee on Committee's Recommendations
- 2022 Deacon Nominees

Walter Comer moved that the minutes be approved, and the motion was seconded by John Campbell. The motion was approved.

Membership Report- November 7, 2021

Dr. Bibb directed our attention to the Membership report  
1,414 Church & Sunday School Members  
262 Church Members (Not Sunday School Members)  
Total Engaged Members - 1,658  
Members of Record - 2,078  
Total Members - 3,736

New Members

- George Craddock (Statement of Faith)
- Kim Craddock (Statement of Faith)
- Kenton "Dutch" Deitch (Letter)
- Kerry Deitch (Letter)
- Kiersten "KJ" Deitch (Letter)
- Mariellen Amber (Statement of Faith)
- Taylor Tucker (Profession of Faith)
- Jonathan "Jon" Tucker (Letter)
- Bill Ferguson (Letter)
- Sharon Ferguson (Letter)
- Dr. Olusola Festus (Letter)
- Olushola Festus (Letter)

Letters Granted

- Kyle Omastiak to First Baptist Opelika, AL
- Ann Wilson to West Hills Baptist Church in Knoxville, TN

Moment of Remembrance

Dr. Bibb read in remembrance the names of the seven members from our congregation we have lost through death during this last quarter. Tim Earl led us in a prayer of remembrance and for comfort and peace for the families of these members, what they meant to our church and for what they have done in the church.

John Frazier made the motion to approve membership report and the motion was seconded by Ron Leadbetter. The motion was approved.

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**Financial Reports**

Mike Taylor and **Gary Schmieder**

**Review of Financial Reports October 31, 2021**

Gary noted that we have just finished August with one month to go in the fiscal year. We have cash balances of

Operating Account	\$ 1,222,502.67
Designated Accounts	\$ 703,583.28
CDs/Money Market Accts.	<u>\$1,610,034.35</u>
TOTAL CASH ASSETS	\$ 3,536,120.30

The total Missions contributions are:

YTD Budget	\$ <b>45,583.98</b>
YTD Designated	<u>\$ 14,334.00</u>
TOTAL	\$ 59,917.98    17% of total contributions went to missions.

In the month of October, we had total budget contributions of \$349,247.44331,519.86. Total October expenses were \$219,952.29. October budget receipts are over budget expenses by \$111,567.57.

Gary pointed out the designated accounts report and noted that the Budget Escrow account listed had a remaining balance of \$120,000. He pointed out that \$15,000 is being drawn from that account a week and applied to the budget. This bookkeeping will continue through December 31.

Next, the Preschool Weekday Account and Chiles Endowment Account were summarized.

**Ministry Team Reports**

Heather Whaley gave an update on the progress of the Search Committee for a College and Young Adult Minister. The committee received over 70 resumes for the position and the committee narrowed down the list to 8 candidates for interviews. Following the interviews, the candidates list was narrowed two. Those two candidates were interviewed on site and a candidate for the position was selected. Next, the committee has schedule to bring in the candidate to meet the church in view of a call for the weekend of December 3,4 and 5. The church has scheduled a called business meeting for church approval on Sunday, December 5 following the morning worship service.

**Unfinished Business**

**Ministry Center Update**

Gary Schmieder gave an update on the construction cost for the Ministry Center. He reminded the congregation that the original budgeted cost was done last March. He said, unfortunately cost have increased about 21 %. The cost for doing the Building Renovations and Additions is now \$1,244,889. The cost to do the Prayer Garden and Exterior improvements is \$312,197. The soft cost for Design and Engineering fees is \$41,849.

He said that the Properties and the Finance Committee recommend that the church approve up to \$1.3 million for construction for the Ministry Center, Bloom, and Storm Drainage related items of the project and delay the outdoor planned improvements for a later date. The motion was discussed and approved.

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**Church Opposition to Car Wash on Anderson Drive Update**

Susan Fendley and Gary Schmieder gave an update on the status of the planned car wash by Harper Auto. It was noted that the request of rezoning the Anderson Drive property was approved by the Planning Commission Meeting on October 14 from Industrial to CB-2 (Mixed Used Commercial) by unanimous vote. Furthermore, the Planning Commission approved the special use for a car wash by unanimous vote on November 10 despite the opposition efforts made by the church.

Then, Susan and Gary spoke of their conversation with City Councilman, Andrew Roberto, on the car wash. They explained that according to Mr. Roberto, it would be difficult for the City Council to oppose the Planning Commission and city staff recommendation for a zone change and car wash. With that said, Susan and Gary were planning to contact the Harper group to discuss some type of resolution that would involve a road closure of Anderson Drive and the church providing some type of easement access through our western parking lot.

**New Business**

Committee on Committees recommended the attached persons to serve a (3) year term beginning 2022. See attached list. CBB voted approval on those presented.

Kelsey Mason presented the list for Deacon approval for 2022. See attached list. CBB voted approval on all those presented.

**Adjournment**

In closing, Dr. Bibb heard a motion and a second to adjourn the meeting. The meeting was adjourned in prayer by Dr. Bibb.

**Next scheduled Quarterly Business Meeting**

Sunday, February 27, 2022, at 6PM in the Sanctuary

Respectfully submitted,  
Gary Schmieder, Church Administrator

CENTRAL BAPTIST CHURCH OF BEARDEN  
CALLED BUSINESS MEETING  
December 5, 2021  
11:45 am  
Sanctuary

Welcome and Call to Order

Wade Bibb called the called business meeting to order and stated that the church had only one item of business concerning the staff position of Minister of College and Young Adults.

New Business

Heather Whaley, Chairperson of the Minister of College and Young Adults Search Committee, move that the church issue a call to Justin Thompson to become Minister of College and Young Adults. The motion was coming from the search committee. The motion did not need a second since it was coming from a committee. Dr. Bibb called for the vote.

The motion passed on unanimous vote.

Adjournment

Since there was no further business, the meeting was adjourned.

Dr. Bibb closed the business meeting.

Respectfully submitted,  
Gary Schmieder, Church Administrator

Central Baptist Church of Bearden  
Called Business Meeting  
December 19, 2021  
Dr. Wade Bibb Moderator

**Welcome and Call to Order**

Dr. Wade Bibb

Dr. Bibb opened the meeting with prayer.

**Documents Distributed**

- Resolution to Approve Harper Auto Property Agreement
- Document which includes:
  - Motion to approve, with rationale
  - Map of proposed

Since this is a called business meeting the Harper Auto Carwash Property is the only topic which will be discussed.

Gary thanked the Car Wash Task Force and made a motion to approve the task force and property agreement (detailed in attachment).

Key Terms of the Property Agreement:

Harper Properties will relinquish all rights to access to their property from Anderson Drive. Both parties will support the legal closing of Anderson Drive west of the intersection of Henry Chiles Street. Only the City can close Anderson Drive.

Central Bearden agrees to deed over a permanent access aisle from Deane Hill Drive along the church's far west boundary to the parcel Harper Properties is purchasing. The width of the access aisle is to be 40'-0" in width, or as required by the City of Knoxville. This is approximately 1/4 acre.

The property above will provide Harper Properties with a legal Deane Hill address and allow them to place a sign near Deane Hill Drive.

Harper Properties agrees to deed over approximately 3/4 acres of land on the eastern-most portion of their property which is adjacent to church property housing the Ministry Center/Bloom buildings and the western end of Anderson Drive.

As part of this 3/4 acres, Harper agrees to deed over a permanent parcel of land along the north side of their property. The width of the property will be 30' in width and will allow the church to maintain a two-way drive from our east parking areas to our parking on the west.

Sunday and Traffic Restriction:

Harper would not be open for business prior to noon on Sundays. Harper's intent for now is to be completely closed on Sundays.

Support for proper fencing and gates to separate the properties and traffic flow of the church and Harper Properties. It is the church's intent to install a gate for limiting traffic flow behind the church.

Additional Considerations:

Maintaining NBZ parking agreement of 16 parking spaces on church property

Harper Properties will allow access from their access drive off Deane Hill to the NBZ property.

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Harper Properties will work with the church and the City of Knoxville in an attempt to share retention easements near the railroad tracks at the back of the properties for any areas required by the City to collect or store runoff from the two properties.

A landscape buffer, as required by the City of Knoxville, will be provided on the Harper property along our property lines.

Discussion:

Steve Jones, member of the Task Force, noted that the green space we are acquiring is sizeable.

Susan Fendley, member of the Task Force, noted that both parties negotiated in good faith to protect the children in the traffic areas. They were able to preserve parking to the west and acquire good green space.

Question: Joyce Wyatt inquired about the status of Anderson Drive.

Answer: Dr. Bibb noted that we will ask the City of Knoxville to close it and deed that portion of the street to the church. Gary spoke with Councilman Andrew Roberto about closing the street as well.

Question: Stan Hadley inquired about the condition of the Quonset hut.

Answer: Bill Vinson noted that we have looked at it before although it is in poor condition, there are no environmental hazards associated with it. The best course of action in the future may be to tear it down.

Question: John Frazier asked if there are any underground tanks associated with the land deeded to the church. Steve Jones noted that we should have Harper ask for an environmental study from the property owners prior to the sale. Frankie Crichton recalls seeing old cars with leaking oil parked there.

Answer: Gary will check with Harper on this issue.

Question: Joe asked about the background check policy of Harper Auto for their employees.

Answer: Gary noted that we expect them to comply with standard hiring policies.

Question: Carmel Hall asked about the retention pond.

Answer: Gary noted that the cost to construct is about \$80,000, and we hope to reduce costs by joining our retention space with Harper's and this would give us more green space available for other uses.

Question: Carmel inquired if the sale is contingent upon the closure of Anderson Drive.

Answer: Gary said that it is not, however we control the Anderson Extension from Chiles Street down to the end, so we can close that portion if needed.

Question: Lisa Stockton asked if Harper would redesign the entry point to the car wash.

Answer: Gary noted that they will construct a median to separate the entry from the rest of the parking area. They will have signage placed at that area as well.

Question: Lisa asked what would happen if Harper opts not to build.

Answer: Gary noted that the deeds are permanent transfers, regardless of whether a car wash is constructed.

Question: Stan Hadley asked about the exact starting/ending point of Anderson Drive.

Answer: Gary indicated that the actual road stops at our drop-off area, and the Anderson Extension goes from that point.

Call for Question to end vote - declined.

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Question: John Frazier asked for clarification on the cost of the pond. What if we have a smaller area of land – shouldn't we have less of the cost?

Answer: Bill Vinson noted that the City already required us to have one behind the Bloom Center at a size of 65ft x 25ft x 10 ft deep. Combining with Harper will actually lessen our cost if they allow us to join with their pond.

Joe Crichton noted that the retention pond on Harper's side is a mess and not usable at this time.

Steve Jones stated that he found it to be a win/win on the boundary lines for both parties.

Question: Leyman Callahan asked if there would be any shared liability from Harper's drainage into the pond.

Answer: Steve Jones noted that Harper recycles their water by requirement, so it is not an issue.

A motion was made to call for the question.

Motion: Member

Second: Member

Vote: Motion carried

Dr. Bibb then called for the vote for the Resolution as written.

Motion: Trustees and Task Force

Second: Not required

Vote: Motion carried unanimously

Prior to the meeting closure, Dr. Larry Fields requested that the church consider a portrait of Dr. Bibb to be commissioned and placed alongside his and others, noting the significance of the long-term service and how unique that is in a church these days.

With no further business, the motion to adjourn was made and seconded. The motion carried.

Respectfully submitted,  
Leah Berry  
Church Clerk