

**Immanuel Lutheran Church & School–Wentzville**  
**Special Voters Meeting Minutes**  
**07.20.2025**

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Attendance: 163 total (136 voting stewards, 27 non-voting stewards and guests)

Immanuel Lutheran Church & School-Wentzville (ILCSW) Board of Directors (BOD) Chair Becky Hoskins called the Special Voters Meeting to order at 9:20 a.m.

BOD Chair Becky Hoskins

- Welcomed all those in attendance
- Introduced members of the panel: Bill Laskowsky, Long-Range Planning; Tom Ruff, Long-Range Planning Chair; Tom Modde, Executive Director of Finance; and Russ Hoppe, Executive Director of Facilities
- Recognized ILCSW Board of Directors members who were present—Susan Maag, Grant Goris, Tom Guenzler, Brian Parker, Carol Waddell, Bonnie Schulte, and Kevin Heneghan, as well as Scott Alexander who was not present.

The voter eligibility requirement was clarified as an individual having attended at least one of the three previous congregational voters meetings.

Pastor Jason Auringer opened the meeting with comments from Psalm 81 and with prayer.

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**Approval of Meeting Minutes** – Becky Hoskins brought forward for approval Minutes from the March 9, 2025, Special Voters Meeting.

ACTION: Forrest Van Ness made the motion to approve the March 9, 2025, Minutes as presented. Mona Nadler seconded the motion. Motion approved by voice vote.

**Campus Expansion** – Becky Hoskins brought forward for approval the Board of Directors recommendation to engage Walsh & Associates, Church Capital Campaign Specialists®, to conduct a campus expansion capital campaign feasibility study on Immanuel's behalf and to conduct the capital campaign if the study yields a positive result. The estimated cost for both the feasibility study (\$15,000) and the capital campaign (\$105,000) is \$120,000.

Becky Hoskins presented background regarding the selection of an outside organization, in general, and Walsh & Associates, in specific, to conduct a feasibility study and a capital campaign on Immanuel's behalf.

Glenn Olson asked the purpose of campus expansion. Tom Ruff and Bill Laskowsky spoke to expansion pertaining to both ILCSW's current facilities needs and future growth.

Matt Sink asked if Walsh & Associates' role would be to both complete a feasibility study and to conduct a financial campaign. Becky Hoskins acknowledged the recommendation is that Walsh & Associates would conduct both activities on Immanuel's behalf.

Darlene Whited – shared comments regarding Immanuel's past experience in engaging outside consulting organizations, asked questions regarding Walsh & Associates' involvement; and presented questions regarding ILCSW's current staffing changes and related job descriptions, and the roles that constitute Immanuel's Ministry Leadership Team (MLT).

Russ Hoppe responded to questions regarding ILCSW staffing and to Immanuel's MLT, which is comprised of the senior pastor, associate pastor, school principal, assistant school principal, executive director of finance, and executive director of facilities. Becky Hoskins spoke to Walsh & Associates' role.

Graeme Garvey asked what ministries are part of the expansion plan. Tom Ruff and Jason Auringer spoke to current needs, specifically acknowledging the day school program and care for youth and young adults as the housing community surrounding Immanuel continues to expand.

Joel Mueller asked if a new Capital Campaign would replace the current Overflowing Campaign. Becky Hoskins noted that two campaigns would serve to cause confusion, necessitating that the Overflowing Campaign be discontinued.

Les Blalock asked about the management of Immanuel's mortgage separate from the church's yearly financial budget. Becky Hoskins acknowledged the mortgage is managed monthly through a separate program.

Matt Sink asked about the assurance Walsh & Associates offers in raising campaign dollars. Tom Modde noted a pro-rata guarantee as part of the consulting fee.

Jim Meyer asked about the status of the land acquisition. Tom Ruff and Becky Hoskins spoke to the possible acquisition, potential additional debt, and timing as it relates to a contract from the developer. A Special Voters Meeting will be called to approve any land acquisition.

John Holste stated it would be helpful to have a diagram of potential land to be acquired to better understand purchase and how it will improve Immanuel's property. Becky Hoskins acknowledged this recommendation.

Karen Sansone asked about needs relating to Immanuel's current septic system as expansion moves forward. Becky Hoskins and Tom Ruff spoke to the system being addressed in the development phase.

**ACTION:** John Waddell moved to seconded the motion brought forward by Immanuel's Board of Directors to engage Walsh & Associates, Church Capital Campaign Specialists®, to conduct a campus expansion capital campaign feasibility study on Immanuel's behalf and to conduct the capital campaign if the study yields a positive result. The estimated cost for both the feasibility study (\$15,000) and the capital campaign (\$105,000) is \$120,000.

John Waddell called the question. Dan Ebert seconded the motion to call the question.

The motion as presented by the Immanuel Board of Directors was approved by a show of hands.

**Letters of Agreement** – Becky Hoskins brought forward for approval the Board of Directors recommendation to enter into a letter of agreement (with GMP\*) with Ben Hur Construction Company and an agreement with Jennifer Carlson, FGM Architects, for campus expansion with potential land acquisition. The estimated cost for both the GMP letter and an updated master plan is \$100,000. This work to be done in concert with an Immanuel Lutheran Church-Wentzville capital campaign.

\*A guaranteed maximum price (GMP) contract sets a maximum price for a construction project, beyond which the contractor absorbs additional costs. Sometimes called a construction manager at risk contract, this type of construction agreement minimizes financial risk for the owner because it sets a project cost limit. GMP contracts are

often used on larger, more complex projects in which the owner would benefit from tractor input early on in the process.

Bill Laskowsky, Tom Ruff, and Becky Hoskins spoke to the selection of Ben Hur Construction as it relates to Immanuel's Master Plan and to Jennifer Carlson as architect.

ACTION: With no further questions from the floor, John Holste seconded the resolution as presented. Motion as presented approved by a show of hands.

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Pastor Auringer shared closing comments and a closing prayer.

There being no further business, BOD Chair Becky Hoskins asked for a motion to adjourn the meeting. John Waddell made the motion to adjourn. Kevin Minard seconded the motion. Motion approved by unanimous vote.

Meeting adjourned at approximately 10:10 a.m. with the singing of the Doxology.

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Handouts:

- Special Voters Meeting Agenda, July 20, 2025
- Minutes of the Special Voters Meeting, March 9, 2025