

September 17, 2015

RE: Our Savior Lutheran Church
Norfolk, NE
1501

Minutes of the Committee Meetings

September 14, 2015 Meetings

Discovering our Future Together

The minutes of all committee meetings are shared in order for all groups to maintain awareness of the coordinated work of the groups working together in the work of the church. The following notes and comments apply:

1. General comments for all meetings

1. Opening Devotion – Romans 8:28
 - a. Review of last week's work (September 13th voter's meeting)
 1. The congregational vote to proceed with the purchase of the Eagle Distribution building/adjacent land, and obtain proper zoning passed (84% voted YES)
 2. The congregational vote to proceed with Kairos as our capital Campaign/Stewardship leader passed as well by a similar margin. (83% voted YES)
 2. The outline of the Zoning need was reviewed in detail with each committee
 - a. Current Comprehensive plans developed and published by the city of Norfolk were presented for review
 - b. The land of the Eagle Distribution building and the land north is shown as Commercial in the Comprehensive plan prepared by the city
 - c. Current zoning is I-1 on these sites.
 - d. The owners of the property (Bruce Nelsen and the Meddleman respectively) will seek to have the land zoned C-3 in accordance with the City's Comprehensive Plan and its Future Use Plan.
 - e. Jim reported that two meetings have been held to date (action of both reported in congregational forums, design workshop and the voter's meetings)
 1. the first meeting was a pre-planning meeting called by the city that resulted in a very positive reply from the city planning commission members and city staff present. (minuts available from the city offices)
 2. the second meeting was a sub-committee meeting called by the city manager.
 - a. this meeting showed a less favorable response by the industry partners present (two private businesses adjacent the building)
 - b. Minutes of this meeting were given to the OSL committees
 - c. Each concern was addressed in detail
 - concerns expressed by industry were carefully outliend with the details presented by industry
 - f. Further conversation will certainly be required.
 - g. the zoning application will be made by the building owners as soon as possible

- h. The architects' work has been suspended until the zoning is resolved. This will hold off on work by them until resolution is made and positive zoning response is gained.
- i. It was mentioned that current Nebraska law reads that if the land is asked to be re-zoned in accordance with the Comprehensive Plan prepared and adopted by the city, that the request cannot be protested in writing by concerned adjacent property owners
- j. The people of Our Savior Lutheran will indeed be asked by the community about this matter.
 - 1. we encouraged all to simply confirm that Our Savior Lutheran is asking the city to follow the Comprehensive Plan and the Future Use Plan to rezone the land to C-3 to allow the church to occupy this land/building.
 - 2. Our Savior members were encouraged to talk positively and openly about the opportunity presented.
 - a. we will be able to build 60,000 sq ft for the price of 40,000 sq ft
 - b. the congregation voted very positively to move forward, with the understanding that there is a zoning challenge ahead
 - k. Those present commented that the benefit to the ministry is extraordinary at this time of growth.
- 3. All meetings opened and closed with prayer.

Proposed Agenda items for all committees at the opening of the next meeting:

- 1. **Opening Devotion –**
- 2. **What's next –**
 - a. **First steps Capital Campaign**
 - b. **Re-zoning update**
- 3. **Other**

2. Mission and Ministry Committee

Present: Michelle Korth, Kyle Korth, Rosemary Goetsch, Pastor Lee, Pastor Ryan, Trish Weander, Alan Schieffer, Rachel Rardon, Kelsey Miller, Don McHugh, Dennis Beltz, Ryan Kimes, Jordon Miller, Wendy Signor, James Nord

- 1. No other items, beyond the above information were discussed.

Proposed Agenda items for the Mission/Ministry Committee at the next meeting:

- 1. **Work during the process**
 - a. **involved**
 - b. **engaged**
 - c. **informed**
- 2. **b-salty**
- 3. **Other**

3. Funding and Finance Committee

Present: John Geary, Tammy Stolpe, John Pile, Kenny Weander, Pastor Ryan, Pastor Lee, Craig Risor, James Nord

- a. A detailed schedule from Kairos/Joe Crowther was presented
- b. the committee needs to select a campaign chair for the work
- c. the committee expressed a desire to use local and member contractors as much as possible.
 1. Gifts in kind were discussed as well.
 2. This information was passed on to the Building/Planning Committee

Special note – the meeting of the Funding/Finance committee anticipated for September 21 will not be held as is does not mesh with Joe Crowther's schedule.

Proposed Agenda items for the Funding/Finance Committee at the next meeting:

1. **Kairos startup schedule**
2. **Naming a campaign chairperson**
3. **Other**

4. Building and Planning Committee

Present: Kent McCallen, Jason Doele, Malvern Horst, Pastor Ryan, Norman Miller, Cleve Stolpe, Randy Wilcox, Niki Peterson, Bradly Eckberg, Jordon Miller, Andrea McGregor, Corey Windedahl, Bill Barrett, Phillip Rardon, Aaron Rang, Christine Eckberg, Frank Brink, Pastor Lee

1. In addition to the general items recorded above the committee reviewed:
 - a. The meeting minutes for the A/E selection and the Capital Campaign Consultant selection were not published due to the confidential information presented by the consultants in the meeting
 - b. the comments at the congregational workshop, held with TSP were not published as the comments were recorded in the drawings
 - c. the lack of minutes has caused concern with members of the committee not having adequate information to answer questions from members.
2. The committee was informed of the Funding/Finance committee's desire to use local and member contractors as much as possible.
3. The work of TSP was reviewed
 - a. the plan and the budget will be presented in detail at our next meeting
 - b. the meeting's agenda did not allow time for this information to be presented in detail this evening.
4. We reviewed the sites presented by the City Engineer as alternatives to the Eagle Distribution site. The eight sites presented, other than the two sites already selected by the committee in earlier meetings were rejected for a variety of reasons.
 - a. Site A was immediately west of an established business that uses the site for parking on Saturday evenings. Rejected
 - b. Site B was east of town, and in the main traffic pattern of heavy truck traffic at highway speeds. Rejected
 - c. Sites C and D are sites that were reviewed initially by this committee as acceptable
 - d. Site E is north of town, on a hill and only 10 acres. Rejected

- e. Site F is a long narrow property, north of town, located behind less desirable industrial businesses, and is on a hill
Rejected
- f. Site G is a site we have reviewed earlier. It has multiple owners
- g. Site H is not shaped properly, and is too small for the church's long term desires. Rejected.

Proposed Agenda items for the Building Committee at the next meeting:

1. **Architect/Engineer on hold**
2. **Detailed Plan and budget review**
3. **Zoning update**
4. **Other**

The next series of meetings is as follows:

**September 28th - Mission/Ministry – 5:30pm
Funding/Finance – 6:30pm
Building/Planning – 7:30pm**

**October 12th - Mission/Ministry – 5:30pm
Funding/Finance – 6:30pm
Building/Planning – 7:30pm**

This represents my understanding of the contents of our meeting. Feel free to contact me if you have any questions or concerns.

Minutes will be forwarded via email, hard copies will be distributed upon request.

Respectfully submitted,

James W. Nord
NORD, LLC

attachment:

Cc: committee members (via Church Office email)
Our Savior Lutheran Church Office (via email)