

October 1, 2015

RE: Our Savior Lutheran Church  
Norfolk, NE  
1501

## **Minutes of the Committee Meetings**

September 28, 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 – John 1:1-9
  - a. Review of last week's work
2. Per the directive given at the voter's meeting 9-13-15:
  - a. A successful negotiation has been conducted for the building. The president of the congregation has signed a purchase agreement for the Eagle Distribution building for \$4.425million
    1. the agreement has contingencies including
      - a. the church must be able to obtain funding for the purchase
      - b. the owner of the building (Bruce Nelson) must gain C-3 zoning from the city of Norfolk
      - c. the owner must provide proof of roof replacement (insurance claim for hail damage)
3. A zoning update was given to the committees:
  - a. the application will be filed by Bruce Nelsen for October hearing by the Planning Commission
    1. date is not yet confirmed, and will be provided to the congregation as soon as we learn the filing is complete and the date is set
  - b. This week, Pastor Lee visited with Troy Brooks of Nucor/Vulcraft and has had a plant tour. Pastor Lee will continue to build a positive relationship with the neighbors.
    1. It is important that the church continue to share the positive need for our ministry in this place
    2. Neighbors have been receptive to listening to the ministry needs and its fit into the Eagle Distribution Building
    3. The industrial neighbors (two) have expressed concern. We have listened and gained an understanding of Vulcraft's concern, and will continue to work to minimize or even eliminate the concern, if possible.
  - c. After considerable review, it is still understood that C-3 zoning, which is compatible with the city's Comprehensive Plan is in the best interest of the church.
4. The capital campaign is underway.
  - a. Joe Crowther with Kairos will be here in October to begin the listening phase.
    1. The survey (online and hard copy as needed) is underway. All present were encouraged to participate.
5. 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 – the Listening Phase**
3. **Other**

**2. Mission and Ministry Committee**

Present: Pastor Lee, Pastor Ryan, Trish Weander, Alan Schieffer, Rachel Rardon, Kelsey Miller, Dennis Beltz, Susan Macklin, Mark Clauson, Doug Sunderman, Nancy Schulz, Wendy Signor, James Nord

1. Several new and several continuing items are underway
  - a. Parking lot guides have been working well
    1. People are receptive, and the traffic control is working well
  - b. More and new lay readers have been incorporated into the worship services
  - c. Dinner for 8 requests have been coming in
  - d. Another dinner/fellowship group is underway as well
    1. the first dinner will be in October!
  - e. Adult ministries
    1. the first B-salty event happened this past weekend
    2. about 20 people participated in parade clean up
2. A new event, planned for December is in the early stages.
  - a. the desire is to offer a means to work with the Norfolk Family Coalition to provide "Christmas with Dignity"
    1. This will offer a means for families in need to buy presents for their family members at greatly reduced prices
      - a. the person will shop and select a gift, wrap it and share it at Christmas
      - b. the gifts will be purchased by OSL and community members
      - c. the "store" will be located in a place where the families can have easy access
      - d. a truck with a banner to share the mission will likely be needed
      - e. a venue needs to be found soon (October 1)
      - f. Our Savior members can help as personal shoppers while the visitors are shopping.
      - g. a working name of "The Christmas Gift" was offered
      - h. Pastor Ryan is leading the effort and will recruit help
        - i. Rachel and Susan offered to assist in leadership/coordination
3. other events were discussed
  - a. Burning of the Greens (after Christmas)
  - b. Concordia Choir in February
  - c. Gloves and Hats is underway (Blessings in a backpack)
  - d. Food Bank in January
  - e. Rescue Mission
  - f. Tree Lighting service project
  - g. Servant Events to assist our elderly/disabled members
  - h. Christmas Caroling/Cookie delivery

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

**1. THERE WILL NOT BE A MISSION/MINISTRY COMMITTEE MEETING ON October 12, 2015**

**3. Funding and Finance Committee**

Present: John Geary, Tammy Stolpe, John Pile, Kenny Weander, Pastor Ryan, Pastor Lee, Ron Stauffer, Doug Sunderman, Joe Cipra, James Nord

- a. A detailed schedule from Kairos/Joe Crowther was presented
- b. The committee elected a campaign chair for the work
  1. Ron Stauffer will serve as the capital campaign chair
    - a. Doug Sunderman and Jason Doele will assist as needed
- c. As detailed schedule prepared by Joe Crowther of Kairos was presented
  1. this schedule will serve as the outline for the initial visit with Joe
    - a. review the results of the CAT (Mon evening)
    - b. Leadership Visioning (Mon evening)
    - c. Volunteer training (Tues daytime)
    - d. Staff meeting (Tues daytime)
    - e. Plan Community Audit (Tues evening)
    - f. Meet with Appeal Advisory Team (Tues evening)
  2. the second visit will be the beginning of the listening sessions with individuals and groups, which will be held at Our Savior Lutheran on October 21 and 22
- d. Several volunteers will be needed to make calls to arrange meetings/visit times with Joe during the listening phase.
- e. Joe will be here on October 12 and 13<sup>th</sup>.
- f. Our October 12<sup>th</sup> meeting night will be dedicated to the Funding and Finance meetings.
- g. Joe will also gather the Funding and Finance team together on Tuesday October 13<sup>th</sup> as well.
- h. The committee asked if the MLC had initiated bank financing for the building
  1. The MLC has not yet solicited information on financing.
  2. Financing will be on the agenda for the next MLC meeting
- i.

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

1. **Kairos (October 12)**
  - i. **CAT review**
  - ii. **Visioning**
2. **Kairos (October 13)**
  - i. **Advisory Team Review (Funding/Finance, w/Cong Pres , et al)**
3. **Other**

#### 4. Building and Planning Committee

Present: Kent McCallen, Jason Doele, Pastor Ryan, Cleve Stolpe, Jordon Miller, Andrea McGregor, Corey Windedahl, Phillip Rardon, Doug Sunderman, Gordon Adams, Pastor Lee, Pastor Ryan, James Nord

1. In addition to the general items recorded above the committee reviewed:
  - a. Specific zoning details including:
    1. Per Nebraska law (Neb.Rev.St. 19-905), written protest will not require a  $\frac{3}{4}$  vote by the council as the C-3 zoning request is according to the city's Comprehensive Plan. Written protest will
    2. A list of permissible uses for I-1 zoning was provided. All elements of the church building (assembly, gym, education, office, daycare, counseling, theatre) are allowed in the current zoning. Combining all of these elements together as a church is not included in the list of acceptable I-1 zoning. Therefore, a C-3 is needed to meet the zoning requirement.
  2. Traffic counts for the area were reviewed, as the concern for safety was expressed by the industrial neighbors.
    - a. traffic counts at our CURRENT site are 6540 per day on 25<sup>th</sup> north of Norfolk, and 6615 cars per day on 25<sup>th</sup> south of Norfolk. Norfolk carries 5940 cars per day west of 25<sup>th</sup>.
    - b. traffic counts on the PROPOSED site are 995 on 25<sup>th</sup> north of Omaha, and 1570 on Omaha east of 25<sup>th</sup>, closer to HWY 275
    - c. Based on these 2014 traffic counts, if the church is relocated to 25<sup>th</sup> and Omaha, we would see a REDUCTION in traffic 85%!
  3. For comparison, we will look at other cities in Nebraska for zoning comparisons.
  4. A detailed cost estimate for the project was presented. The estimate was prepared by TSP as a part of their study.
  5. The plans were reviewed in detail in conjunction with the cost estimate review to affirm the scope of the work and the level of finish proposed for each space.
  6. It was noted that the A/E team is on hold until zoning is successfully passed.

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

- 1. THERE WILL NOT BE A BUILDING/PLANNING COMMITTEE MEETING ON October 12, 2015**

#### **The next series of meetings is as follows:**

- October 12th - Mission/Ministry – NO MEETING  
Funding/Finance – 5:30pm NOTE TIME CHANGE  
Building/Planning – NO MEETING**
- October 26th - 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)