

asked the people - the pastors and the lay people who have been involved in those projects - what were your needs? How did you approach your project? What worked for you? If you had a chance to do anything over again, what would you do? And we have come up with some very good results of those visits that we made both to Lincoln and Omaha.

A couple things as background to give you an idea of what we have been discussing as a committee. I would like to talk about, first of all, the geographical area of our parish, what the city of Lincoln has provided us with what they believe to be short and long term projected growth within the City of Lincoln and surrounding areas as well as some of the numbers, in concrete terms, of what we are talking about in terms of single family dwelling units and the total number of people that will be occupying those dwelling units.

I think that most of you know that geographically we are a very large parish. We cover 100 square miles, and here on this map, I broke out some of the parishes that are in the adjacent to us. St. Peter Church, as some of you who go to Mass over there know, is largely full on any given weekend, and they have three Masses. As you can see - if you have a pair of binoculars - you can see that St. Peters is not a very large geographical area. St. Joseph's parish is here and then here we are - a hundred square miles.

Old Cheney Road bound us on the north, and then we go to 70th Street, and then we go down south to Pine Lake Road. Pine Lake Road goes over to 56th street; 56th then goes south to Yankee Hill. This road immediately south of the church here is Yankee Hill. Then that follows -- where the rural water tower is here on the west corner of 84th street- and then the parish boundaries are a straight shot west all the way to Highway 77, which is essentially the West Bypass.

The west boundary then goes south - two miles south of Hickman, and then we go east and eventually will go north three miles and then will go east to the Otoe county line incorporating the communities of Bennett Hickman, Roca, Firth, Panama, Holland, and all of the outlying areas there. So geographically we are cover a large area.

Over a year ago I met with the Bishop and members of our Diocesan Building Commission, and we had been talked in that venue about what the needs will be for the future of this parish. What largely drove discussion was what we had been seeing in the papers and what the City of Lincoln Department of Planning was telling us. The Director of the City of Lincoln and Lancaster County Department of Planning is Steve Henrichsen, who also is a member of St. Joseph parish, and to say the least, they have been a wealth of information, and they have been incredibly helpful. Anything that we wanted in terms of maps or numbers they have provided them for us, they have come out to speak to us and, they have tried to help us in what we think to be the projected growth patterns in our parish.

When I met with the Bishop about a year ago, he said, you know we are going to need to do something - it was very obvious to him when he was here for confirmation almost two years ago that we were growing significantly as a

parish. But also in looking at the statistical and financial reports that had come in, those numbers indicated to him that the growth was very significant, and he said we are going to need look for a location.

So anyway, at the time when we met - more than a year ago - actually it was a year ago this last October - and he said, "You need to start actively looking for a location on which to build a new parish plant, because you are going to need to do that in the future." When this discussion began, I asked if the new parish would be broken off from existing parish boundaries of another parish. We have jumped from five years ago from about, what was it Jackie? In terms of number of families -- maybe 160, 170 families, and then we are right now at about 380 families. This last week we have registered three or four new families, just this last week. So that's the growth pattern that we have been looking at.

Anyway, I asked the Bishop, I said in our considerations, do you envision anything being cut off from either St. Joseph parish or St. Peter parish? And he said, "no." Because as most of you know, the Steven's Creek sewer trunk line is coming down largely 98th street. It began at Cornhusker Highway and is going to bring online a number of square miles of area to the east of 98th which is currently virtually halted in terms of development because these areas, at this point, are not sewerable. And so as this trunk line comes down here, then this area is going to come on line for development and that growth is going to continue for some time. In St. Peter's parish there is some area down in the southern parts of its boundaries that is still available for development. And St. Joseph's school and St. Peter's school are close to capacity at this point. Now, as they, in the next 8-10 years, realize growth in these areas, they are going to need the room in their schools for their children. At the same time, a lot of our area down here in the southeast part of the City of Lincoln, and as those of you who live around Hickman know, the number of houses that are now planned on the north side of Hickman, will continue to grow. Plus, the acreages and everything in this area, we are going to take a look at that here, is going to continue to see very significant growth within our parish boundaries. That being said the Bishop said that at this point that we are going to leave the parish boundaries as they are. Therefore, we are not going to cut off any area from any other parish boundaries.

So then what I did was I took the City of Lincoln map and enlarged it and these are how the parish boundaries play out now. This is kind of a microcosm of the map you saw before. With that being said, we went to the City of Lincoln Department of Planning, and we asked them, What are your plans for the next 25 years? This is a 25year-land use plan that's been updated in the last six months. Because 740 additional acres has been brought on line by upsizing of sewer and water to the area south of where we are looking to relocate. This will give you an idea --where we are - right here by the way -I know that some of you can't see this -- this is the planned east bypass and south bypass that will be eventually connected to the west bypass - so our parish is right essentially here. We are located right here, and we are planning to locate right here.

What the City of Lincoln was able to do then was to give us the breakout of the largest concentration of residential houses in the City of Lincoln. Again this

doesn't include the projected growth in the outlying rural areas of Hickman, Bennett or any of the other communities. Just to the southeast corner of Lincoln.

Now you are unable to see this because these are very small numbers. This map is color coded, and these are approved projects that are underway, planned, or projected within our parish boundaries – Old Cheney, 70th, Pine Lake, 56th, Yankee Hill. Right now we are located right here, and we are planning on relocating right here. This has a break down of all of the individual family dwelling units that are projected in this part of Lincoln in our parish boundaries. Pat's got a handle on those numbers, and he is going to give you a little bit more in detail. After the meeting if you would like to come up, and see everything that is planned, feel free to do so.

Let me give you just some of the major planned developments. The Heritage Lakes right across Highway 2, which they are building right south of the Heart Hospital, that's our parish. Steve Champoux's, Grand Terrace, where they have done dirt work on the corner of 84th and Highway 2 in the southwest corner. That is all individual dwelling units. Bob Hampton's, Jensen Lake Estates is immediately to the west of town, more than 150 houses will be built there. Also what Samson has planned from 40th, if I am correct, from 40th west to about 14th Street, south of Yankee Hill. There are at least two full sections of land that is all geared towards individual dwelling units. We are going locate right here in Rick Krueger's Woodlands development, the north half of that section. He has more than 1,000 dwelling units planned in this area.

So this will give you an idea -- at least as a visual -- of what we have been looking at in terms of future growth. Pat and others will give you an idea of how we have taken those numbers from our own statistical reports and the City of Lincoln's projections and we have tried to use them as a starting point for our discussion. So after this, we went through a yearlong process in which we looked at a number of sites at which to relocate. We finally came down to one that we think is very workable, and we signed a sales agreement for 13 acres in the middle of the Woodlands development. I did not bring my big map over, but I think most of you had an opportunity to get an 11x17 map that was with the bulletin recently. If not, I brought a number of copies of the map and they are on the table. Does anyone want one? This is a plat map of the Woodlands Development bounded by 70th and 84th streets, south of Yankee Hill Road. The 13 acres is located largely in the center of that development. There are six major arterials coming to this property. Now we think that – in terms of the demographics and the geographical situation of our parish - that this is going to be a very good location. This is subject -- this final map - to a little tweaking in terms of the boundaries.

As I mentioned the Sunday before Christmas that we have the site determined and that we are going to begin with a school with facilities within that school for worship services. It is very likely that this will be phased project over a number of years. The developer will make his best efforts to have services to the site in the Woodlands development available – water and sewer – in 2009. Therefore, we do not look to and we do not project breaking ground before two years.

Again we haven't made any other major decisions. We are looking at that time frame. A lot of our decisions in that regard are going to be driven by numbers - how the developments within our parish boundaries continue to grow, and things like that. And I broke my own rule of 10 minutes by 10 minutes.

[Laughter]

So, at this point, I am going to ask Pat Gilles to speak to you. Pat's worked for St. Elizabeth's Hospital for a number of years, and he oversaw the construction the most recent wing that they built - how many years ago?

Pat Gilles: 2004.

Fr. B: 2004. Pat was the principal who took care of that entire project from start to finish. Planning, contracts, architects, and he oversaw the largest part of that project. He's been working on the numbers of our project, and I'm going to let him take over.

Pat Gilles: Thank you, Father.

I have been in hospital administration for quite a few years. One of the things that we are exposed to quite often in management training and is the concept that whenever you have a large, complex project like this - is that the group or the team that spends their time upfront, doing planning, getting input, putting it all together - has better end results than people who want to see a lot of action when they start. It has been about a year's process and a lot of things have been going on. This meeting is certainly part of that process and it's nice to be here to share some of those things with you today. Although there may probably may not be as much specificity as you might want to see, but that's going to come very shortly after this.

In terms of what we are looking at, there are several different phases of the plan that we are trying to put together. Starting by looking at the demographics -- that is really what's going to drive our plan - that helps determine the size of the church, the size of the school and all of those kinds of things. So some of the major things we are trying to project are the total number of registered families, total parishioners and then the children - knowing both number of kids in Catholic schools and the number of K through 8th grade kids in CCD are important numbers to get identified so that we can do planning.

Basically, in trying to kind of understand the projected demographics, we use two different approaches. One is a fairly simple approach, which is taking the averages looking at St. Michael parish over the last several years and really focusing on the last four years, which we think are probably the most predictive of what's going to lie ahead of us in the next five or ten years. Then just computing those and working them out in the next 10 years to come up with things like, adding about 40 families a year over the last several years and projecting those numbers forward. We also actually got a couple different people working on these things (numbers). We took the City of Lincoln's forecast for housing starts. I actually took - and they do it in conservative, moderate and

aggressive numbers – I took the conservative numbers, and then we got information from three fairly similar parishes: St. Peter’s, St. Joseph, and North American Martyrs – and using ratios of numbers of families, number of people in the families, number of kids, etc., came up with ratios that show the how these things would play out over ten years.

So using those two approaches, we took them independently and came back here and that is where we found out the results actually worked – amazingly so. Particularly around parishioners and families. The two approaches were really pretty much right on track and gave us some comfort that we were getting a methodology that really was the best model that we could come up with to say what’s going to happen over the next 10 years.

The place where we have a little bit of a divergence was the number of kids. The two different approaches produced fairly substantially different projections for Catholic school kids and CCD kids. Now at this point, we did a theorizing and, of course, the three parishes I talked about all have Catholic schools, and we don’t, so and one might, in fact conclude, they have higher ratios of Catholic school children than we do. So that’s probably a piece of the deal, the fact that maybe this area with Norris Schools is an attractive area to some people and maybe some people would move here for that purpose but rather than theorize too much or really worry over that too long, we basically split the difference and we averaged the numbers out, and said let’s use that as our best estimate on what’s going to happen over the coming years. Basically we did come up with these kind of numbers.

What that shows, I don’t know – I hope you can all see – a little bit across the top, we have years going from 2007 - 2018 and down the left side, it starts with registered families -- we are predicting by the end of this year, the end of 2007, we will be at about 429 families going up to about 900 in the year 2018 -- total parishioners at about going from about 1258 from the end of this year up to almost 2500 in 10 years. Catholic school kids from our current number sometime in this year of about 131 going up to over 300 and CCD from 93 to 100.

Mass attendance -- basically the parish uses studies, recent censuses and a rule of thumb that on any given Sunday about half of the Catholics in the parish attend church. So the number of Masses.....

[Laughter]

It’s a study I guess. Anyway we’re going to use it. So just take the total number of parishioners and divide it by two and that pretty much tells you how many are attending Mass (on any given weekend).

In terms of church size, that’s really a function of how many Masses you have. For the purposes of this example, I use four Masses and so that gets you to the about the 157 people to handle the 629. Like Father said, we pretty much believe this [facility] could handle the claimed 157 comfortably and 200, I think

when you really shoehorn people in. So, if we are going to expand upon that, obviously by a couple of Masses, the numbers would have to change.

I picked some key dates to look at are – actually this year – with the four Masses as Father indicated - probably by the end of this calendar year we're just about going to be at, if not exceeding, the capacity of this facility – we could become a real close group of parishioners. If, about the only alternative we have is to expand the number of Masses – so that they – if Father can keep the pace up.

[Laughter]

That could buy us a couple years, again based on our projections through 2009. At that point, we are going to be pretty full again.

I think another key date, by at least 2010, shows that we will have approximately 180 Catholic kids going to Catholic schools. Of course, at that point not going to a St. Michael's school, but it certainly creates a critical mass for thinking about having our own school, and it certainly creates a fairly large financial burden on the parish to pay for those children that are going elsewhere.

So, putting it all together to an integrative plan, we've been talking about demographics of a ten year period at the bottom, the other key components – going out and pulling out the chart there – finance and fund-raising. We have had some meetings and talked with professional fund-raisers to get an idea – based again on the growth of our parish and the current numbers – how much money can we raise? Should we have campaigns and what should they look like? and those types of things. Also our Finance Committee has been working on our operating budgets for a school and church, so that not only do we have to look at raising the capital amounts to do the construction, but once they are up and operating - it takes money to do that. We want to make sure we got that all figured out.

The other line that we're concerned about is communications, meetings like this, announcements in the bulletin and other things Father has done. We're very aware -- to make this a good project – we're very aware of the fact that we need to keep communications with the parish at a high level, to make sure we share things appropriately and at the right time and keep people involved and hopefully, invested in this project. Then -- and really kind of the easy part – design and construction – which is once we know what we are going to do - getting architects and allowing appropriate time for that, getting into construction and including all those kind of things. Again, that's easy to do in a single dimension. It's a little harder to do when you have tie it in with fund-raising and your ability to finance.

So, we've been working on that, we've had a strawman proposal together at one point, but kind of putting together a planning document along those axis, if you will, it looks something like this, and we got these working on the demographic numbers. They're different using the time line we have, we have acquired land, we have some notions on fund-raising, and we have some initial ideas on timing

of other things. But really, now that we have got our demographics nailed down, we would like to come back and use that knowledge to drive the other events, to go back and put this plan in place with a lot more specificity and definition that what we have. So having said that, shall I turn it to Carol Thank you very much.

Fr. B: Our next speaker is Carol Widhalm. As I mentioned, Carol -- for the last, more than 30 years, has worked for a company here in Lincoln that designs school buildings. She has done a lot of work taking the numbers that Pat has just discussed and has put them into the needs of a future school, what it would look like in terms of square footage, etc.

Carol Widhalm:

Well, I want to start out by saying that, of course, all of our work so far is very preliminary and subject to many revisions, but based on the information and numbers that we can expect in the next few years, we started to program out a single unit K through 8 school, with a daycare, preschool - single unit- one grade at each level. The approximate enrollment would be at this point, a minimum of 240, which would be approximately 20 kids per class and an optimum enrollment of 270, 22 per class. A maximum enrollment, which these square footages would accommodate, would be 300. Then, as Father explained to you, we want to make this facility as flexible as possible to accommodate all of our needs for CCD as well as a school and church in the near future. So, this would be just Phase I. We're going to be doing this in phases and as a planning worksheet only. (PowerPoint presentation) At the top we have here the first being administrative services and the TSF would stand for square feet. And the FTE means full time equivalent staff members.

In administrative services, we would have all these areas, we would have a principal's office, a conference room, we decided we needed a finance office for a finance person, and a reception for the public and visitors. We have a student waiting service area and secretarial work area. We also have storage, mail, communications center, the restroom and come up with about 1200 sq. feet for administrative service area.

Then we go to the student services area, which would include a health room, an isolation room, and an area for the religion youth coordinator's workroom, a total of about 150 sq. feet. The media library and here, again, in this planning, this media library would accommodate our Phase II growth as well. So it is bigger than we would actually need for 300 [students], but we would have to build -- it's kind of hard to add-on to a media library. So this would accommodate our Phase II enrollment also, and standards say you should be able to accommodate 15% of your enrollment at about 45 sq. feet per student, which is generally about two classes that you could get into your library. So that you have student research study and reference area, a computer research area, the office, workroom, materials products. The technology control room, a classroom lab, a computer lab. I expect that by the time this building is built, it will be wireless, I'm thinking, so we may not need a computer lab, but there is a

classroom lab in there at this point. The conference resource tag workroom and a restroom in the area of about 3140 sq. footage.

Then we go to the general classroom areas, and we've got two daycare at 1000 [sq. ft.]– this is something that we are tossing back and forth - the possibility of providing daycare at this facility. We've got preschool and kindergarten. First, second (grades) and so forth at 900 sq. ft. and then teacher work centers, which I call TWCs, student work centers, and these are very helpful little areas. Of course, teacher work centers are just for what they're made for. But student work centers, today's teaching allows a lot of small group work, individual work, mentoring and so forth, and this would be an area where you could send students to do that kind of work. Then we have the two restrooms there. We then go on to the classrooms for each of the grades through sixth grade, and those are 900 sq. ft through seventh and eighth grade, and we have another teacher work center and the restrooms, and so the total classroom areas of about 12,700 [sq. ft.]

Then we have multi-purpose facilities, and we discussed this at length– whether to have a full size gymnasium where you could have spectators' seating or if we just wanted more of a multipurpose room. At this point, we are going with a full size gymnasium, so it would allow for the seating for 500, an office work room and then we have this performance and presentation area. It would used for music and art, and this is a very important area as I see it because this would be an area that would allow space to set up chairs for Mass and include – the other facilities that work with the – have in this kind of an area – is kind of done in the round and there might be a couple of steps up to a presentation area which would lead into a room behind that which might be a sound proof folding door which could be used for music or art. Then you open that door up when needed and presentations could be on stage and the chairs set up. This would work well for setting an altar for Mass and the storage on each side. But it would work very well instead of setting up chairs in the gymnasium. So this would be like a commons – a kind of a commons area for presentations and art.

Then we have small conference area and great hall area where children would eat. A storage room for the tables and chairs and the restrooms in that area comes to about 12,000. It's kind of a big area because the gymnasium is full size. We included food services and this preliminary plan has a full size prep-serving kitchen in it. A dishwashing area and dry food and cold storage. The office and the dressing area is 1425 [sq. ft.]. Support facilities are right here and we come up with a total of approximately 32,000 sq. feet. With this layout and approximately 15% for traffic patterns and so forth, you get a total of close to 37,000 sq. feet.

For the Phase I of school which would accommodate up to 300 students, when we get past that, we will need to add maybe two -- generally we have everything in place that we would need except for general classrooms. So Phase II would be a lot smaller project, so this (Phase One) would take care of our needs for CCD since we are really over crowded for CCD at this point. So (In Phase One) we have lots of space for CCD, all our parish meetings – really actually comfortable

set up for a church as well. Pretty easy to set-up. It is a preliminary planning worksheet to give us a starting point for budget planning.

This is just kind of a bubble diagram right now that I put together to show a spatial relationship of how this might work. Those bubbles can be moved around. But we've got the daycare, preschool, kindergarten, the first and second grade and then in the middle, we have this activity center, which if it's properly laid out, this activity center is great for a number of things as it accommodate one or two classes. You don't have to deal with your classroom desks and so forth and if you want to take a class out there and have an activity in the center, you have room to do that. The teacher work center, the student work center and the restrooms are again kind of in a pod arrangement like that and that's kind of just the relationship of how those things fit together. So right now, that's kind of where we're at, trying to get a handle on it. I think . . . I'm being told my time is up.

Fr. B: The Ladies in the kitchen are giving us a two minute warning.

[Laughter].

As long as you don't do that at Sunday Mass.

[Laughter].

Fr. B: Our next committee member who is going to speak to us is Loran Stara. As I mentioned, he is an instructor in the building trades at Southeast Community College. He has been there for eighteen years. A lot of feedback we have heard from you already is, in addition to a school, of course, in a phased program, one thing a lot of people are looking towards is a church. A lot of you have asked, and you have had a lot of input too, what do you think a new church is going to look like. I know that there are a lot of hopes and aspirations in this area and you have had a lot of ideas. Loran is going to take look at this dimension of our project.

Loran Stara:

The Building Committee has looked at five different churches. Three of them here in the city and a couple out of town. Just by a show of hands, how many of here go to St. Peter's Church? How about North American Martyrs? All right. St. Joseph? Those are the three that we looked at, so you kind of have an idea of what those churches all look like and how they all function and interact with the school. I think with the children (his children) at St. Peters, I like the option that kids can be in school, and they don't have to leave the school to get to Mass. They can walk through the hallways, they have their options of different paths but they never have to go outside.

St. Peter's Church – a couple of things that I like about it and a couple of things I didn't like about it, and I'm not speaking for the whole committee and I'm not speaking for the whole group or congregation, but their church will seat about 800 people and I think the way St. Michael will be set up will be something

similar to that, possibly a little bit smaller. In the phased approach, where they (St. Peter parish) built the school, and I can honestly say that I have set up chairs in their gym when the church wasn't built, and if that isn't a motivator right there to get that church built.

[Laughter]

Then they have to take down the 700 chairs because they have class the next day. Again, I am speaking from experience.

Then they have a large meeting room in the basement. Those of you who have been to St. Peter's Church I want you to think about that. Their cafeteria is in the basement of the church. It is a great use of space, It is multi-level; they have some great solar gain out of their windows, but it is in the basement. Well if you have a congregation and you wanted to have some type of a donuts and coffee or something like that, or some little social get together, they have to go into the basement; there is no other option. There are elevators and it is handicapped accessible and that is not the problem and that is not a concern, but it is in the basement – there are steps. The parking is ample, but at times crowded. For those of you who know, I believe, and correct if I am wrong, they (St. Peter parish) have eleven and one-half acres or 12 acres.

Fr. B: I think ten and one-half acres.

Loran: Ten and one-half acres.

Again, St. Peter's has a very large area out to the west where they have a soccer field, they have a ball diamond back there, a Babe Ruth field and a nice fence and backstop for them. So, we have about thirteen acres. So, if we can optimize that a little bit better, maybe make our parking a little bit better, and still get everything to work for us, we should be sitting pretty good.

St. Peter's design is, a very . . . I guess I use the word "contemporary." So that when you walk into the church there are lots of square edges and there is a lot of drywall. And that's not that is good, and it's not that it's bad, I mean that's just they way they built the church. So I guess it is something to take a look at and it could be a plus to us and it could be a negative to us; I guess it all depends on what we want out in our church.

Speaking from the truth and the facts - that you have some water problems. (at St. Peter's) They have some roofs that don't quite line up, there are puddles of water in the basement - my kids will say - and I can see the drywall and the paint doing some strange things that they shouldn't be doing. Again, I am not knocking this.

Okay, the Cathedral. We talked a little bit about the Cathedral of the Risen Christ. It is also seats about 800 people in the nave. Parking is at a premium at the Cathedral. For those of you who have been at Mass at the Cathedral know that. Okay, get there early or go on to somewhere else.

The altar is high and quite a ways away from the people. Granted, it is the Cathedral. The Cathedral, I believe, stands for the chair where the bishop is, and it is elevated and it is distant. If you are in the back of the church, you are in the back of the church

[Laughter]

North American Martyrs. I think of all of the committee members, of the churches we saw, speaking personally, I really like that church. I don't know what there is about it, maybe it's the woods, the way they use it, or the theater-type seating. It also seats about 800 people. It also was built with a phased approach. They built the school first, and they built the church as they could afford it. There is nothing wrong with that.

I think they used applewood – it's a very pretty church. For those of you who have never been there, I highly encourage you to go there and take a look at it. It's just a pretty church.

St. Michael's Church. Here is how we envision or I hope to envision a new church - excellent pew seating and visibility -- not sitting behind a post. I went to St. Mary's in David City. I don't know how many times I have sat behind a post or a column going up to the roof, and sometimes that's where you have to sit.

This is what I would like to see: I want to be able to hear everything, and be able to see the altar from any position in that church. We are looking at about 700 people capacity. Of course, that can grow, that can get smaller, we will have to kind of doing some thinking on that.

Now, some comfortable pews – not crowded, not having to be shoe-horned in, traditional styling, and rich woods. I like the look of wood, I just think it gives it a much softer feeling, a much warmer feeling, I think it looks pretty (I like to use the word pretty).

[Laughter].

Choir loft in the rear of the church that's a possibility. I think it's something that doesn't attract attention to the choir when it is in front as in St. Peter's. The choir gets a lot of noticeability and everybody is kind of looking in that direction (be it good – be it bad), that is something we are going to have to talk about, and we are going to have to work out as a group.

Of course, handicapped accessible, all churches and all public buildings have to have elevators and be handicapped accessible, that's just part of the plan.

The plan – actually we need some natural lighting, I know we were talking about how this can all fit into the side of a hill. I'm trying to gain a lot of that southern exposure. I want some of the southern sun. It's going to help heat the building. Its going to be something that includes natural lighting – you can't beat natural

lighting. I know they have done studies that people's attitudes are better, they learn better, and kids are more anxious and energetic to come to school.

Ample parking. Again, so that this thing all lays out so that it all works for us. We have kind of a unique opportunity here. We have a blank sheet of paper in front of us. If you are going to dream, dream big, right? So, if we want to build this thing and see how we can make this all work, of course, you can't have champagne on a beer budget.

[Laughter].

Again, I think should take a look at what we would like to accomplish, what we want gain out of this. Of course, including our Catholic education for our children and our worship practices, I think we can come up with something very, very nice.

There's that post we do not want to have.

[Laughter]

At all costs I do not want to have any posts in this church. Then you know, I'll stick a picture of [picture of church on power point], it's just a nice pretty church. Again, not that North American Martyrs isn't a pretty church, all of them in Lincoln, they are all nice churches. Right? But you can talk to anybody in the congregation, including the priests, there are a lot of things that are good with their church, and there are a lot of things that aren't so good with their church. So, we are going to try and take a look at these issues and kind of blend them all together. So, I don't know if I answered any of your questions, but I'll turn it over to Mark now.

Fr. B: At this point, a large part of our presentation in terms of the numbers, the maps, and some of the other elements is pretty much finished. What we've been doing for the largest part of the last year is trying to do the homework up until of this meeting. In other words, we have been getting the numbers, the location, and everything that is common to this project, and try to do our homework in honing the numbers, and bringing together, at least in a preliminary fashion, a presentation to let you know what we have done up to this point. Our next and last presenter is going to be Mark Mainelli. Mark is a civil engineer. He owns his own firm: Mainelli & Wagner here in Lincoln. He has a number of years of experience in construction himself. At this point, we are going to open the meeting up for a listening session to get your feedback and your input on what you have heard. So at this point, I will turn it over to Mark Mainelli.

Mark Mainelli:

Thanks, Father. You know the people say that they judge you by the people that associate yourself with. I tell what, I sit there with these people and think, why am I here because they are amazing people in their professions. I've been real privileged. Usually they do a lot of work, and I sit quietly and then I start

throwing a bunch of monkey wrenches into everything, and I say, “Well, what if?” Now my wife is laughing back there because it took us about 13 years to add onto our house, which we just started.

[Laughter].

We “what-iffed?” the site selection to death. We made a really good selection, I feel.

One of the things we were concerned about was that we didn’t want to come out as a group that we looked like we were dictating to the congregation, because we’re not. We have been going through are the nuts and bolts of the things that had to be decided. We had to have the location, we had to determine the need, we had to justify the need and timing, and all that. Now we’re to the point to where we should look across the table and we say: “Now we’ve got the report.” We’ve got to start looking at what’s it going to look like. What are we going to build? How are we going to build, etc., etc. The decision was made that we needed to come in front of the congregation and say okay, what do you think? We want to hear what you have to say at this listening session, which is another interesting thing for my wife back there – for me to be up here to lead a listening session.

[Laughter].

So really, really what we want to do is this – our approach is to handle questions, and I want to go around the room and want everybody to think about some of your questions. Now, I’ll warn you, if I don’t get participation and hear people that think there are many more questions - I’ll keep going.

Really, some of the things that came up are I would really like to hear your suggestions and impressions on what you have heard today. What we want to do is we want to hear, we don’t want a debate, there will be time for your questions after a while, if you’ve got questions on anything you have heard. What we want is to hear what you have to say. Some of the things you might consider are: What are St. Michael’s’ strengths and assets? One of the things Stacy and I, Stacy is my wife and we’ve been here for over 13 years, and you know when we started coming here, we knew everybody. I mean, I didn’t get my house built and Carl stopped by. I’ve known Carl all these years. He has seen us go from no kids to my kids now all the way through the Cathedral School system. Well, one of the things that we’ve heard for years and years was, we knew this day was coming. What a cool parish. We are forced to be this little tight thing. Those are the things I want to hear today. What do you think we can do today, because I think we can take part of that and take it with us. What concerns do you have about this project. That’s my first group of questions that I’ll ask. I told you that there are many more – just don’t be shy, just look at the question, think about it, and from what you have heard so far, I would like to hear comments about it.

What we are going to do with your comments is we are going to categorize them, we are going to pull them together, and when we have another meeting, we are

going to discuss those comments. We are going to pull together, we're going to try to address them and come back. Then, as we go through the process for you as your committee. We are going to try to keep those in mind, and build them into our end product. This won't be the only time that you get a chance, and we get a chance to listen, but that is the goal for the day.

Now, as the facilitator, my job is to make sure that it isn't just one person's soap box, and that you take one or two minutes to say what you have to say, and then give other people the opportunity to speak. If no body else is speaking, then I am open to another point. In the back.

Parishioner:

Mike Warren. We spent many trips going through St. Peter's and the parking lot could be better, but probably the biggest hassle they have is traffic pattern. If I would like to get through there without the risk of running over someone's child. So you are not sitting on the street. So whatever we do, we need to have a couple of ways in and out of there so you can drop off kids at the school without having that same traffic congestion issue, burden on the neighborhood or kids going there. We kind of like to wait until five minutes before class starts and then everyone goes through there.

[Laughter].

Mark: I agree.

Parishioner:

It seems to me if you are going to have a school, in all likelihood there will be some children in the school that will probably need special services, like speech therapy or maybe more. Maybe design a room in the school for that. Especially if a child is far away from – I think of my kids went to Cathedral School and they just had to walk up the street to Maude Rousseau for speech therapy. If you are way out there, you can't just walk down the street.

Mark: Yes. That's a good point, a good point.

Parishioner:

Demographics, did it take into account, I am sure it happens, what percentage of the population attending the school may be non-Catholic?

Mark: Yes, they did, and that, Pat, do you want to just briefly and appropriately touch on that?

Pat Gilles: Specifically, you are asking about the enrollment of non-Catholic students?. Did the demographics take that into account? Actually, we were just working with the Catholic side of it. Any suggestions or . . .

Parishioner:

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My concern would be if the school would actually be big enough as it is now envisioned, and what would happen down the road when we start filling empty classes and we needed more room for Catholic kids? How does that get handled?

Pat: Actually, I'll reconsider that answer just a little bit because of the use of a ratios for St. Joe's and St. Peter's and North American Martyrs – I am assuming they have non-Catholic students, so actually those ratios wouldn't be quite that.

Mark: Pause. If you have things on your mind, now is your chance.

Parishioner:

I have a question relative to the school. My daughter and her husband live in Charlotte, North Carolina. They have been there seven years and their parish built a school about six years ago. They have been talking for years about building a church to go with the school. In the meantime, they have expanded the school about three times, and they probably have, I would say, about 600 or 700 kids in the school. They are still having Mass in the gymnasium. This raises a question, Because they do draw a number of public school kids to their school and their tuition is quite expensive compared to what it is here. If they are projecting 7 or 8 grades, and they have one classroom for each. If things happen all of a sudden and you had to add another six or seven classrooms, are you making allowances for that before you build the church itself?

Mark: Those logistics have been in our discussion, and we will continue to look at those. That is a major concern. That is probably one that I have heard as a sidebar the most. Two things that I have heard from people is the church-school timing, and the other is how can I or my firm help out with stewardship.

Parishioner:

Will we operate K-8 when then school opens up or will it be in phases?

Fr. B: We've discussed that at length, and there are two approaches. Most of the schools that open up as new parishes - that is actually breaking new ground as a parish - have been a phased approach to allow the demographics to catch up with the financial aspect of it. One of the things that we are going to have to consider very seriously and which has been a part of our discussions - is since we currently have children in five different Catholic grade schools now - that when we open the first section of the Catholic grade school, what approach are we going to take? There is a certain validity and force of argument that goes with if we are going to build the school first – we are going to upload the largest portion of a school in the first phase, so hopefully we will only have to add the second section in each classroom in a subsequent phase. That being said, what options would we have – a phased approach adding classes per year or start preschool through 8 all at once. Starting all grades at once would be tough because when you get kids in a school system, it is going to be a very tough

thing with relationships with kids, classes, etc. to get them to change to another school.

Financially, we also have to look at it from the vantage point that right now with 95-96 kids in the Catholic grade schools, K-8, we are expending very close to \$300,000 a year from this little parish. Now, if we do the phased approach, we are going to be splitting our financial obligations and allegiances. Do we write our own operational budget? (for a K-8 school). So, that is something we are going to have to really weigh strongly. My personal approach would be to weigh heavily towards starting all eight grades at once, and then just letting the parishioners know in advance. It will be difficult. Give them a couple years advanced notice that this will be the approach. You know it is going to be difficult for some families to make that transition. You know that with your children at one existing school now. But I think it is something that with all of the elements involved that must really seriously look at all options.

Parishioner:

So as far as challenges – I’ll ask a better question to follow-up– as far as challenges, have we have looked at kind of how to do the home thing – how residential construction has gone in Lincoln over the past four or five years, which has been heavy and then slowed down considerable - I would say in the last 12-18 months. How much a factor is that in the start of this? Then from a fiscal standpoint, how much more work do we have to do in that?

Fr. B: Would you mind addressing this Pat?

Pat Gilles: As you mentioned, we’ve been experiencing upwards in this area 500 to 550 starts a year. That has probably gone down to 350 or so in the last few years, and actually, it is a fairly conservative number. So that’s really – we’re building our projections probably on conservative numbers and financially, that ties with everything else.

Fr. B: Regarding the financial aspect, I think most of you know, and if I’m correct, Jackie, what our parish has in reserve with the Diocesan Investment and Loan - that’s a central system of investing and borrowing among the parishes in the Diocese - that we are up to just short of \$850,000 right now. We are expecting another a gift of \$10,000 coming in shortly. We get four percent (4%) annual interest on our investment. That’s what we have to start with. We know what some of our numbers are going to be.

Onsite improvements, impact fees, architectural fees, how we approach a construction project - whether with the use of construction manager, things like that, those are given costs – not immediate, but they are guaranteed.

So, how are we going to maximize our dollars? I seek the ideas of everyone on this committee and I have also heavily involved in the discussions and the input of our Stewardship Committee, our Finance Committee (two of our members are here today), and also our Parish Council. I have been in rural parishes long enough, and a lot of you have come from the farm and rural areas to know, that

we have be very, very conservative. Not to over extend ourselves when we get to that point, (construction and operations) to know what we want, what is it going to cost us. That's all a part of discussions. Again, it's going to come back to what do we need, what do we want, what's it going to cost, what's going to be the time frame and how will we bring all of those things together.

Parishioner:

From the projected school size that Carol presented, the square footage, just for me visually, how does that compare to like St. Peter's or North American Martyrs – square footage – to the existing schools now?

Fr. B: Carol, would you mind talking about St. Peter's?

Loran: A little about St. Peter's - other members can jump in anytime they want because they have children there too – there may be others -- if I recall, St. Peter's right now has two classrooms for each grade. When St. Peter's started – I remember Sr. Michael – I remember it like it was yesterday – Sr. Michael was telling us “I don't know how we are going to fill this school up” because Cathedral wasn't full, St. Joe's wasn't full, but St. Peter's was built on a hill, and they built the houses around it –and in that one movie, “If you build it, they will come.”

[Laughter].

Michael's class (Loran's son) was – didn't they have three classes of 30-some in each class? If they continued to grow like that, that school would have been that large in the first three years.

Pat: Wasn't their capacity 500?

Loran: I think the school has a capacity of 500.

Pat: They were talking about adding some temporary spaces outside by the end of that fourth year.

Loran: So, I think the numbers that Carol came up with - it would be safe to say that would be half the size of St. Peter's because they have two rooms for each grade. They are limited to 30 children per class. I think Joe (Loran's son) has 26 or so in his class. I hope that answers your question.

Fr. B: Using St. Peter's as a starting point, their classroom size is again, in my observation – inadequate. In her presentation Carol designed classrooms 30 by 30, 900 square feet. I think that used to be what the State Fire Marshal would allow schools to get by with without having to sprinkle. However, I think that the law has changed now so that every multi-occupancy building has to be sprinkled, but classrooms should be nothing less than 900 square feet.

Carol: Standards indicate that for elementary students, you should have at least 120 square feet per student in the school, and for middle school students, 150, and

its more for high school and our square footages at this point are approximately 130. We are right on amount regarding the square footage that we need for a maximum enrollment of 300 at this point, that's 25 per class, and I personally think, that most teachers will say 25 is enough for a class.

Parishioner: St. Peter's have approximately 24 - 30 the majority of the time.

Mark: How about over this way?

Parishioner: I was going to say too, I know this came up at dinner the other night with a different group of people - considering the inclusion of a preschool and a daycare program, I know there are pros and cons, we came to Cathedral through the preschool program. I think in today's society, you almost have to offer that. I don't need daycare, but a lot of families do, and in order to include families that have multiple children in different age ranges, I think that it's good. I am wondering too if you guys have looked at, talked to the other schools to see - are those programs losing money, making money, or are they breaking even so to speak, as far as those what the stories are.

Carol: We are getting more information on that. Fremont (St. Patrick parish) has just started their daycare program this year, and they've got a waiting list for next year. Beatrice has a daycare program. I think as we get more into this, that maybe some of us should go down there. Daycare would have to be a moneymaking project, stand-alone. We could not pay for it ourselves, but I believe it would be a moneymaking project for the school. Also, it would also be an attraction for the young parents and the community. They know if there's daycare there.

Fr. B: Daycare was completely new to me in terms of the considerations regarding the school. In that consideration, also St. Joseph's and, I believe, St. Peter's, also have an after hours program, that is, older children who just simply need someone to watch them. I would not be opposed to having something like that. I believe that daycare, and this is just me speaking, I think would probably be more for our own parishioners and that we don't open it up to the general public. That it would be for the advantage of our own parish families, who have two incomes, that is two income parents working, who want their children -- all their family - under the same roof during the day in a Christian environment, in a secure environment. I don't want to be a public daycare, because that is not what we are in the business for. At the same time, I think that daycare and an after-school program should not be a burden upon a parish budget. That has to be a stand alone program.

Parishioner:

As a parent, _____ we went to Blessed Sacrament. _____ They had before and after care. You may have a 7th grader who gets out at 3:15, and if you don't get off work until 5:30, what're you going to do with them? They can't go to daycare, but they will stay at school. And that was a huge attraction at Blessed Sacrament - was before and after care. You could get there at 6 in the morning, and you could keep - they could stay there until 6 at night. So, I don't know,

_____ and Lincoln General at that time had a daycare right there that would take kids to surrounding schools. So for a parent that is working and driving, where your kid can't walk home, that is a huge advantage, both of those things, especially for older kids that don't want to go to daycare.

Parishioner: This is not building and grounds, but one of the other things that is used a lot at St. Peter's, and still is I'm sure, is they have got different parent organizations that run their Scrip program. They need that money. A lot of money goes through that place. So, maybe even before this building project begins, we should start thinking about organizing that and start filling out those collections like St. Peter's has done. They've been pretty successful – get a jump on it.

Mark: That's a good point. That's the Stewardship Committee's area and a great suggestion.

Parishioner: In regards to what Jackie was saying, has there been any consideration, for _____ 100 square miles, right? Something like that?

Fr. B: Yes.

Parishioner: Has there been any consideration for us to have our own school bus system? Than to or have our own school _____

Parishioner: I think going through your list, challenges that St. Michael's has issues – is communication – we got a few people here today – we need more people here. We need involvement. So that's difficult. We have to make sure you guys spread the word so that other people know what we are talking about, and stir up things, so we get return thoughts.

I think St. Michael's has a great core group. We have got people who will be there to stand behind St. Michael's as far as your strengths and assets. There are lots of pluses and minuses we have, and I think this is a terrific opportunity to create a history as far as a Catholic parish in Lincoln.

Mark: To follow-up on that, this experience has been interesting for me because I was shocked when we started to see some of the numbers as far as those who that are registered into the church, the envelopes, and those of the envelopes coming in -- the percentages. I remember going home the first night I heard this and saying – you've got to be kidding – you've got to be kidding – So, it's the core of parishioners that supports the parish. We've got to get out there to those other people.

Years ago, particularly before I had kids – you know – I grew up Catholic. I went to Creighton Prep. I think you kind of go through that period of your life, where you fall away and then you come back, especially after you hold your first kid in your arms. It's for those people just at this point that we need to make sure they are a part of the process. This is for them. We're going to be done by the time this thing gets going as far as my kids go, but we've got to provide it for those families. They need to open their eyes and realize that now is their time.

Parishioner:

Thinking out of the box, a little bit, when you are talking about the younger people and the education, and the school, have you ever considered looking at some type of an adult daycare, for senior citizens, where they can come to the school and maybe get periodic education, or different types of benefits they could acquire, get some minimal health check-ups or things of that nature throughout the year, during the day or a place for them to go also?

Mark: That's the first time I have heard of that. That's a good idea.

Parishioner: Is the expectation that all these kids that are currently being farmed out to other schools right now – St. Teresa's, St. Joseph's, so forth – that when the school opens that they will all automatically be shipped over to St. Michael's?

Mark: Most of our discussions, have led to where if we open the first four grades, those just entering or those that haven't built those relationships – I mean my kids 7th grade, it would be tough, they would do it, but it would be tough. But when they were in third or fourth grade, the transition would be easier, you get to go to a new school. They get more excited about that. So we we're looking at opening those first classes– this is all for discussion. We'd have to look at it and study it more. We want to do it (the construction project) in a phased approach. So, we have talked a lot about that.

Parishioner: One question on this phased approach is, coming back, okay, we're doing the school first. I attended Catholic Church, right now in (another state) where they started building – I don't know how old it was. They ran out of money. And for a long time, they attended church in the only part of the school that ever got built was the gym. What guarantees are we going to have – what are you looking at that after you build the school, before you add, on that we do have the church– Is there a guarantee that we will build the church before we go farther into the school or?

Mark: I'll let Father address that.

Fr. B: No guarantees. No guarantees. If the building in this area takes off and we have needs for a school – there's so many variables - that I can't simply predict. Housing market. Things like that. At this point, we are trying to make our best faith efforts in planning. I can't stand here and say that we will start building a church within 3 to 5 years, I just can't say that. Or even 5 to 7 years, 7 to 10 years, I can't say that. I can't say that once we build the first section of the school that the second phase is automatically going to be a church. I can't say that. It's going to be – our planning for a school first - is just simply driven by numbers where our needs are. I think the needs also of our people. So, that's the best answer, I can offer.

Parishioner: Would Phase I have to be paid before you start Phase II, etc., etc.?

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Fr. B: I hesitate because I've never had to undertake a project of this magnitude. That would need much more study.

Parishioner: I was just thinking. . . .

Fr. B: No, I don't think that that would be a given. It depends on what the time frame is, and how much we have to outlay in terms of construction costs. One of the things that the Building – the Finance Committee and Stewardship Committee to a certain degree -- has been working on – is that we have got to be very, very cautious in that we can pretty well predict what costs might be – I mean, you can do the math – what the square footage is – you know what construction costs are and what they are going to be. So we have to consider what construction costs are going to be, what kind of a time frame we are going to put to repayment, what are fund-raising capabilities going to generate for us.? What are other avenues and sources of funding, what type of payment plan do we want, what type of external debt are going to have to service – how much we are going to borrow from the Diocese at 4 ½ percent annual interest rate?

What's our operating budget going to be? Our operating budget for a K-8 school likely will be \$700,000 -750,000 for a K-8 school, that's largely instructional costs and salaries. So, I guess it depends on how much we can raise. I very much want to have oversight and checks and balances on that because I most certainly do not want to get overextended financially and say, "oops, you know, we can't handle it." We have a lot of people involved in discussing that.

Let's say if we can raise the largest share of money for a first phase construction project, and let's get it paid down before we got say 25-30% of the entire project done, and then our numbers are saying, okay, can we build a church? So much of that's going to be fluid – there are so many variables in that. It's not out of the realm of possibility, I guess. Funding is just a major part of it.

Mark: Father, if we try to jump out of the gate, and try to do it all at once, it's going to be just so overwhelming for those of us that are here now, versus what we've projected – keep in mind all of those new families that are not here yet. And with construction costs divided by 350 families versus 550 families. We'll have a bigger pool to draw from.

Fr. B: It's to our advantage that services will not be available to our site anytime before 2009. A couple things we need to do– and we've been discussing this, we are now right at 380 families. I'd like to have at least 500 families in the parish before we start a construction project. Because that stewardship's going to be absolutely necessary, to keep our plans on track for a construction project and the operations of a school. One thing we are going to need is everybody's involvement in that regard. Again, that's all what's going to be possible. One thing I can't guarantee is time frames, nature of the project that's why it's an evolving project. We are trying to make this an informed process as best we can with the numbers that are available us to.

Parishioner: You said in terms of number of families, I am just curious. Have other parishes stopped allowing people into their parishes that they move into – I am thinking of Vintage Heights and Cheney Ridge – I know several families who actually belong to St. Joe's that technically should belong here. So I wanted to know whether that has stopped and that will help us grow or how that works.

[Laughter]

Fr. B: Thanks, Sue.

Parishioner: [Inaudible]

[More laughter]

Fr. B: I'll be very honest with you. I think that most of you know what the situation is – that when Msgr. Dawson was here, he and Msgr. Pleskac, then the pastor of St. Joseph's, had a mutual understanding and agreement that people who wanted to belong to St. Joe's could.

Fr. Barr came and he said wait a minute, we have parish boundaries, and there were a few other considerations that are involved in that.

If we had every family who belonged within St. Michael's Parish going to this parish that are now going to the Cathedral, St. Peter's, St. Joseph's, we'd be up to 500-600 families. For one, Edenton South all belongs to our parish. Vintage Heights belong to our parish. At this point, one of the things that is very difficult for me to deal with, because I get requests every week, is "Well, we'd rather go to St. Peter's. We'd rather go to St. Joe's." I make them a deal. I say, okay, I'm not going to argue about it, but I'll make you a deal. You can go to Mass at one of those parishes for now, but when we break ground, you become a member of this parish with all of the responsibilities that go with it. Nobody's turned me down on that yet.

One of the things that is a big consideration is the stewardship of all of those families who are supporting St. Joseph's parish. We are paying \$3000 per child for the remaining non-tuition education costs, after tuition for children who attend there. That's where it becomes a point of diminishing returns - where all of the money that we are outlaying in other schools to educate our children - we could run our own school. It would be at least as cost effective, if not more so.

In terms of the hemorrhaging at this point, the little boy has his finger in the dike.

[Laughter]

We are trying to stop that, and Fr. Barr and I are in agreement. It's largely between Fr. Barr and me. One of the things too that I am looking at doing is doing a door-to-door census in maybe 2008 year to try to identify everybody in our parish to try to bring all Catholics and other sin our parish to Church.

Parishioner: We need to recruit those people back, first of all, those folks that are living in Vintage Heights and Edenton South that should be going here.

Parishioner: Right now some of those . . . [inaudible]

[Laughter] Close to us are still \$3000 per child, right now it's cost effective on that borderline, say for us for example, we're there for eight years when we moved to Vintage Heights, that's my kid, _____ better so we are not spending \$3000 per child, whereas when that school opens and our money is desired over here and our worship, well then we'll make the change, right now that's a tax on parish funds.

Fr. B: Those are some of those variables again. You know, for example, some people might say you have a small temporary church and that's nice, but we'd like to have a little bit more in the area of music or whatever that may be. So all those factors play into that, and we're just trying to juggle everything to try to make the best decision possible.

Parishioner: That's part of our jobs too is that we are varied in our area - life and in the number of schools our kids go to, the whole make-up of everything will change when we build a new school.

Fr. B: Yes.

Parishioner (continuing):

Because of congruency (?) you want to go the same place, be in the same community, not only where you worship, but also where your children are.

Fr. B: Right now, in terms of our CCD program, we have children from more than 12 different school districts who attend our CCD program - Palmyra, Bennett, Norris, Maxey, Southwest, East, etc. We have got kids from all over. That's another one of those challenges we'll try to focus on.

Parishioner: We attended Blessed Sacrament for many years. When St. Peter's was first opened - when that happened, a lot of our families went to St. Peter's who lived on the south side of town, which is fine. A lot of them - a few of them chose to stay, they were the people who had children at Blessed Sacrament for many years, who had older siblings had attended. It kind of evened itself out overtime, and that worked out well. Families chose. Over time, everything worked out. The other comment I wanted to make, was that it is really important to make sure that we keep that community space in our school, so that different church groups aren't vying for space that needs to be available for students. And that's just a warning. Because then tempers flare.

[Laughter]

Everybody needs to use the common space for whatever reason. And so, as long as there is a lot of that community space, ____ worked out it will get worked out.

Parishioner: Weeks ago we talked about part of the financing strategy being that all of this property here, would be – once the new property is developed – that we would surrender this property to the Diocese as part of the funding strategy. So my question is, are we planning a new rectory then as part of the new school and church?

[Laughter]

Mark: We have a manor room at the Mainelli farm that we've offered to Father.

[Laughter]

Fr. B: To be direct, I know how to do that stuff (farm). In the first phase, one of the things that we have not done in this committee, as preliminary to all of this, obviously, we have not done anything with an architect. We wanted to get your input before we get to that point. But it probably would be advantageous that if we have operations of a school and a church in one facility, that it probably would be best to be able to live there onsite as well – probably build a house as part of the first phase. Yes. Chuck.

Mark: Chuck?

Chuck B.: I have just two questions I'd like to address by whomever. Number 1 would be busing. What the thoughts are on busing as Ken said? Number 2, religious teaching in our school – a religious order.

Loren : As far as busing, when our children started St. Peter's, there was a bus that came....

Carl M: St. Michael's – we had our own bus for awhile. St. Michael had a bus. It was not economical. We couldn't afford it. Insurance killed us, so we sold it.

Loren: It would deliver to_____ I don't know if we could speak or not in that realm, but I think it would be a plus if we could afford it, it would definitely be a draw in a big area.

Fr. B: Running school buses from what little I know about them, Chuck, are a headache.

Carl M: It was.

Fr. B: A headache.

Carl M: It was a small bus. We basically didn't meet the requirements. The law was changed. We just couldn't afford it.

Fr. B: You would have issues of collecting fees in addition to tuition and everything else that is going to be part of that, getting bus drivers, liability, children who

are sick, maintenance, insurance, etc. Actually, we hadn't even broached that subject in any of our meetings. We just haven't broached it.

Chuck B: I never heard anything about it that's why I was asking.

Fr. B: The second question, regarding the staffing of a school with women religious - I have made contact with the School Sisters of Christ the King, a Diocesan order that has a Motherhouse near Denton. They have agreed to assign a Sister as a consultant in the development and design of a school. They have agreed in principle to staff a school as administrators. If we opened for the academic year in 2010-2011, they would not have a nun ready as an administrator because they just don't have the numbers. I told them I don't want someone right out of college. I want someone who's been around for awhile because it otherwise it would be on-the-job training.

So at this point, what I am doing, I have asked the Bishop and I have asked the School Sisters of Christ the King if they would be willing, to work with other orders of women religious. This may be "pie in the sky", but I'd like to have at least one section of every grade to have a woman religious in habit teaching in that classroom. In a larger approach, I am contacting orders in Nashville, Kentucky, the Nashville Dominicans, the Franciscan Sisters from Alton, Illinois - who staff Bonacum House - the Marian Sisters, I have been in discussions with them, there is strong possibility that we might get a of sisters.

I asked the Bishop, one of the groups of religious that I have been very impressed with and that I have had as teachers have been Jesuits. In their formation process, they have what is called the Scholastic Program. Young men studying to be priests teach in the Jesuit learning institutions. The priest in charge of the teachers college at Creighton University is a native of Grand Island. I have been in discussions with him about the possibility of maybe getting some Jesuit scholastics to teach at our school. They are great educators. That's where we are at. There are no guarantees. Women religious are so rare. For every 10 women religious available as teachers there are 1000 requests for them. So we are working on that. I would very much like to have nuns. The School Sisters have said they would like to staff our school, but they have no administrators at this point to give us. We are making contacts with other orders.

Parishioner: What's the time frame on when we get the first phase is done - the time it's done, until we lose these facilities? Is it immediate?

Fr B: The Bishop said it is by mutual agreement and subject to the needs of the next Bishop if applicable. I don't know who the next Bishop is going to be, and he may have a whole different set of priorities. I don't know. At this point, the letter he sent to me, says, it will be by mutual agreement when we finish with the use of these facilities. With this Bishop, we as a parish have a very good working relationship with him. He has told me numerous times, "Work with the people. Find out what they want, what they need." I think that kind of arrangement would be included with discussions on the present property. So, at this point, that's as much as I have in writing. I would say that once we are firmly

established, then the Diocese may say, well, okay, by a mutual timetable, when can we make the trade in terms of the property?

Parishioner: Is there still in place a requirement about how much reporting we have to do to the Bishop and others to get their approval - to say okay, we can do it this way, with an architect - but its got to be this architect - I mean for some of us who have been around for awhile, we went through that once, I think that was a completely different situation, but how much freedom with that will we have?

Fr. B: What Mary's referring to is when this facility was built 20 years ago, an architect was hired and plans that were drawn up for a far more substantial church than what we currently have. I think because of some misunderstanding and maybe a lack of communication the plans were dashed. The parish came to the Diocesan Building Commission and were told, "Wait a minute. You didn't use the architect we'd like you to use. We want you to build a temporary facility." I understand that that's twenty years in the past.

I have met within the last six weeks with the Diocesan Building Commission. Everything that this committee just gave you, I gave them. They thought that the process that we have arrived at thus far seems to be very well thought out. I have been in constant discussion with the Bishop. At this point, before we make any decisions, I am keeping the Diocesan Building Commission - which is comprised of a number of priests who have experience in building - informed. It is a checks and balances which draws upon extensive experience to make sure the interests and needs of both parish and Diocese is maintained. At this point everything has been approved. On the land selection, the Bishop said, "work with your parishioners. Find a site." When it comes to the planning, he said, "get a committee. Talk to your parishioners." Thus far, everything that you have heard, they have heard already, and we have gotten a green light on everything. So, I am presuming that, as you know. . . I keep them informed every step of the way so there are as few surprises as possible.

Parishioner: I have a question relative to St. Michael's Parish - I'd like to know, I don't know if you have these figures on the profiles that we sent in, I did put my age down, but as I look around here, there are a few of us that are more senior than some.

[Laughter]

Father has mentioned, reaching out to the numbers that aren't here, but when I attend Mass, there are some of us that may be - - three to five years won't be here. You're going to need two to three hundred families. These figures - because I think we have an old parish. I don't know why I say that. The other ones are going to have to pay. I have been at three parishes, I have helped build a church, a couple schools, and addition, and I am kind of about done.

[Laughter]

Fr. B: Actually the number of families, that we have been adding the last four to five years, is indicative of -- could we run a query on our database in terms of the number of families? When you look at the 5:30, 9:30, and 11:00 a.m. Mass, the number of children, and the numbers that are driving our time frame, I think are indicative of - we do have, I think the largest majority probably would be -

young, married couples, probably 45 and younger with children. What was your second question?

Parishioner: I forgot.

[Laughter]

Fr. B: Yes, yes, yes. One of the things that we're absolutely going to need, Doctor, is the support of everybody. One of the things, too, I need to do, is meet with our consultative boards - what we're doing now - we're going to transcribe this meeting and then we're going to draw conclusions from it. We then need to disseminate this information to everyone. I have tried to give ample time for everyone to come to this meeting. I know there are certain spouses here because their husbands or wives are other places. I don't think necessarily that that's an indication of lack of interest or whatever, but we need to get this information out to everybody. We need to find out - that will be part of our communication line - that our time frame is going to be very important. I don't think also the fact that we are not standing room only indicates any less interest among others, because I hear a lot of interest among people. We are certainly going to take all these elements into consideration. Yes, we're going to need the input of everyone.

Parishioner: On the seating capacity of the new church, you stated that you're looking around 700, is there a formula that you use with that 700 seating capacity? Are we going to have to have two Masses right away for all the parishioners we're hopefully going to have? How long would the size of the church last at that seating capacity?

Pat: Well, actually, the numbers we were using, would say that through 2018, 700 seats would probably bring us to no more than 50% capacity with four Masses.

Parishioner: That's all that come anyway.

[Laughter]

Pat: Now you can probably fill the church up for Christmas and Easter. You could at least get a seat, but I think that's something we still have to fine tune. Like I said, we just settled on the demographics.

Parishioner: Sure.

Pat: It's kind of a working number we used.

Parishioner: I guess I am a little concerned like Kevin, if we get the school built, what is our focus? Is it expanding that or is it the church? That's a decision we can make ahead of time. Do we build the initial school and then church is next - period? Then we build that and then after that we can expand the school? I have never got to set-up 700 seats, but I work with people that do, and it doesn't sound like a lot of fun.

[Laughter]

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That's something we can decide ahead of time. The other thing that I guess influences how quick we get things is our budget. Lincoln Public Schools spent 50% more per student than Waverly to build a school. Do we want Lincoln Public School standards or Waverly standards? That makes a huge difference on how much we need to . . .

Mark: Well, with Lincoln Public School, they gave them the money first, and open checkbook, so that was stupid. With Waverly they had a plan, [inaudible] there were people that were costing the plan, that right there is the difference. But as far as the timing, we are here again, make a note of it, kind of move the target, we know that's important.

Parishioner: Again, by way of comment, I think we all see there's a lot of scariness to this, a lot of scariness as to the finances, on the issue will we ever get a church built or whatever. We are a community of faith and there are a lot of things you have to supplement faith with good decision making. We also have the advantage of this Diocese knowing the model of building the school is first then ultimately getting the church, there is no schools in this Diocese, at least not in Lincoln, I don't think, that have been built where the church did not get built. So, I think there has to be a little bit of faith. We don't know exactly when or exactly how, so that's worked well in this Diocese in the past, I'm thinking that.

Mark: I heard somebody over here. Anybody have anything else that hasn't been brought up that they'd like to . . .?

Parishioner: Just ask St. Joe's people what we've gone through. I think the school will grow faster than we think it will. They each have three classrooms. Plus then they struggled for space. They don't have daycare, but they do have preschool. I do think it will grow faster than what we think it will. Plus, there are a lot of non-Catholics who do consider the parochial school system as a private school, so we offer opportunity there. There will be tremendous growth this direction if we wind-up not being the only parish out here at some point. There will be growth that way. One other thing I have to say is, the presentation today was excellent. These people have put in hours. Father talked about five hours per week, these guys got money in the bank, as far as this is concerned. They have all done a wonderful job. I congratulate you.

[Applause]

Parishioner: I am curious, has there been any discussion, about the – I guess what it seems to be, and I have not been in the parish that long, the role, the significant culture change from a rural parish to what's going to be a parish more like St. Peter's and the issues involved?

Mark: For us that have been here a long time, yes, we do know what you are talking about. The discussions started with, "Fine, have them do their thing and we'll go down here and keep our St. Michael's." I mean, it's one of the draws why we moved to the country. It's a lot easier to keep your kids in line when you know who they're talking to. That's why we brought them here. So, yes, that's huge.

Parishioner: One question, Father. Your workload and your plate I know is completely full, are you going to be able to get an assistant rather soon, to help you out? I know you have no time.

Fr. B: We will have to see how things work out.

Parishioner: So there's the potential.

Fr. B: Yes. Anything's possible.

Parishioner: That's good. Go for it

Parishioner: Is there any talk of another parish? Like a hundred square miles is huge.

Fr. B: One of the things, is when we're talking about how many times you add on to a school.....there comes a point that you simply cannot manage financially and otherwise, that we're not going to be able to do so. A couple of things that Mark mentioned about the things people like about this parish - how do we balance the urban/rural dimension of it. People like this small church, because we are forced to sit together and everybody likes it.

[Laughter]

People say that to me all the time. How can we keep our sense of togetherness, belonging, and identity without being absorbed into a megachurch? , I've been told many, many times, don't build a megachurch and don't build a cathedral. How do we keep the best of what we have here? A couple of things too, what Nick had mentioned, I think that the planning here, that the diocesan building commission has said this to me, "we think this is a well-thought out plan." But there also comes a point where - you can study all of the numbers to death - but then you have to take a leap of faith, to trust in the Lord. Where that's going to take us, I don't know. Although at the same time, I think with what we have available to us today, is that we should make that decision, make that leap of faith with the assistance of the best informed statistics that we have available to us. What was your second point?

Geez, I am getting like Dr. Schwenke.

[Laughter]

Many of you, have accepted the whole stewardship aspect - a lot of you have stepped forward and taken care of a lot of things - those things I think are best taken care of by the laity. Laymen get involved and use their expertise. Look it here. The laity is what' is driving the largest part of this discussion.

A couple of comments, if I can. Jim, you had mentioned, regarding an LPS, Waverly, Norris approach. Why Catholic schools first? It's just a very central part of the mission of the Church. We are not in competition with any public school system. At the same time, one of the things that I very much would like

to strive for, is excellence in the classroom and excellence in the faith for our children. Again, we have to take into consideration what's it going to cost us. What do we want? How can we pay for it? Hopefully, then, we'll try to strike as much of a balance between the two as possible. A lot of variables, again as I mentioned. A lot of things up in the air.

Here is what I have envisioned from the result of this meeting: That we are going to take the information that's been recorded, we are going to transcribe it, and then, what I was thinking about doing was gathering our four consultative boards together to go over the transcription and try to draw maybe the top five-six conclusions, from what we heard from you, and then maybe have a second parish meeting, and if you are open to it, maybe as soon as within two weeks, to share with you, what we've come up with from this meeting, and to determine what is a form or medium to disseminate this to the entire parish - maybe by way of website, bulletin or even mailings so everyone knows what we are talking about.

I hope this has been an adequate enough means of giving everybody an opportunity to hear and see the same thing at the same time. We very much want your input. You've been very good about sharing ideas, aspirations and hopes for a future parish. We will most likely do then is take the conclusions of this meeting and charge the building committee with the task of - with everything we have heard - let's take it to the next step. That is to conduct architect interviews, and then select an architect and proceed with the project.

Then from what we've done, is to give the architect our numbers, our location, our needs, and our wants. The architect will begin with conceptualls, and then at least elevations, if not a floor plan of new facilities. I'm guessing, probably conceptualls of an entire plan on a master site plan will be first for us to take a look at it. I think a plan of that nature needs to have a little degree of maturity. We need to take a look at it. We need to discuss it among ourselves. This (conceptualls) is what we want, do we need to tweak anything about the plan and design? Then, probably, the next thing is to try to develop a tentative time table. Then from that, to allow that timetable to be fleshed out by with fund drive. Possibly, possibly to have all of that done or at least started by the end of the calendar year 2007. But that's my ideas. Mike?

Parishioner: Statistically, with a project of this magnitude, does the money come in fast enough? Are we going to have to borrow much money long term for something of this magnitude or will the money come in fast enough? I know its not all going to come in at once or in the right order - it will be borrowing and paying off a debt.

Fr. B: I don't know for sure. I don't have anything to fall back on. We have \$850,000 right now to start out with. I very much want to maximize that. Then, it depends on what we can raise in addition to that. I very much want to minimize external debt that we are going to have to service.

One of the things that I have told a number of you, and I know this again is pie in the sky and is as probably as unrealistic as one can imagine - but is there

giving capacity within this parish and other sources, that we could raise the amount of money needed for the first phase of a school and have it paid-off in five years? Very ambitious. Five years. St. Peter's just finished - or in the next five years - in the five year pledge program with Pius, they're going to finish off their debt and that took them 20 years to pay that off. The thing of it is, you know, servicing debt, you all know that, what that requires in one's operating budget.

We've gone just about two hours. I appreciate your time and your input very much. Thank you for joining us this afternoon.