

Broomfield United Methodist Church
Church Conference Agenda June 17, 2015
7:00pm, Sanctuary
District Superintendent, Skip Strickland, presiding

- I. Opening Prayer
- II. Nomination of Recording Secretary
- III. Holy Conferencing Guidelines
- IV. Introduce Exploratory Team Recommendation
- V. Motion
 1. *“Shall the recommendation of the Exploratory Team be accepted and a study committee established to create a report to be presented to a future church conference to consider the relocation of the Broomfield United Methodist Church facility?”*
- VI. Closing Prayer

Guidelines for Civility and “Holy Conferencing” in the United Methodist Church

To help us sustain a spirit of holiness, consider adopting these simple behaviors:¹

1. Respect the personhood of others, while engaging their ideas.
2. Carefully represent the views of those with whom we are in disagreement.
3. Be careful in defining terms, avoiding needless use of inflammatory words.
4. Be careful in the use of generalizations; where appropriate offer specific evidence.
5. Seek to understand the experiences out of which others have arrived at their views. Hear the stories of others, as we share our own.
6. Exercise care that expressions of personal offense at the differing opinion of others not be used as means of inhibiting dialogue.
7. Be a patient listener before formulating responses.
8. Be open to change in your own position and patient with the process of change in the thinking and behavior of others.
9. Make use of facilitators and mediators where communication can be served by it.
10. Always remember that people are defined, ultimately, by their relationship with God; not by the flaws we discover or think we discover in their views and actions.

As identified by the participants in the Dialogues on Theological Diversity: Nashville, Tenn., Nov. 20-21, 1997 and Dallas, Texas, Feb. 19-20, 1998.

¹ Adapted and expanded from “Guidelines for Civility in The United Methodist Church” in *In Search of Unity*.

Exploratory Team | May 26, 2015

The Exploratory Team was charged by Ministry Council in 2013 to explore the possibility of BUMC relocating to another site for our primary location. From August 2013 – June 2014 a committee of 17 volunteers contributed more than 325 hours to look into: what relocating would entail, the current trends of facility use in the church, growth potential of our current community and surrounding areas, and possible relocation criteria. They hosted five Town Hall meetings and a webinar to share findings and facilitate an opportunity for questions to be posed. On June 26, 2014 a Church Conference was held to ask members to approve forming a study committee to explore future options for BUMC's facility needs. At the church conference the Exploratory Team provided a handout addressing the questions posed at Town Hall meetings. Members of the church approved forming a study committee.

The Exploratory Team was reformed under the guidance of Ministry Council. From October 2014 – May 2015, 15 volunteers contributed more than 475 hours to look into the four options approved at the June 2014 Church Conference – Expand Current Site, Relocate and Keep Current Site as a Satellite, Relocate, and Status Quo. The team toured other churches, met with professionals in the areas specific to the option being studied, met with District Superintendent Skip Strickland, and hosted an Open Forum discussion to present results of research on the options studied.

Below are the findings from each option studied.

Executive Summaries

EXPAND CURRENT SITE

The major opportunity to expand our current facility is to build up. Our assumption was the current original classroom building was originally designed for a second story. In exploring this option we enlisted the help of an individual to help review the original building blueprints and provide a visual inspection of the classroom wing. The observations from this meeting are as follows.

- It does not appear that the classroom building was originally designed to allow the addition/ construction of a new 2nd story on top of the current 1st above grade story, without at least additions and modifications.

This observation is based on the following criteria.

- The Structural Design Criteria notes (on original Construction drawing sheet S-1) only list live load design factors for the current basement and single story that are currently in place; there is no mention of a second story
- Concrete Caissons (supporting the basement walls & slab – as shown on sheet S-3 of the original Construction Drawings)
- Do not show reinforcing steel ("rebar").
 - Rebar is normally required in concrete for providing structural integrity to support any loads, but without any rebar indicated there can be evaluation of the caissons true load supporting capacity

- o Caissons are only shown spaced along the outside basement wall, with none in the center of the basement – again bringing into question the supporting capacity of the caissons, with respect to additional load of a 2nd story
- Concrete basement walls show on the drawings the “rebar” is very minimal, with one layer, and only shown on the inside face of the wall. This small amount, and placement, of the rebar brings into question the additional supporting capacity of the walls, and their ability to be utilized “as is without additional support reinforcement.

Another concern we have is whether or not the city will allow us to build up if we could. To address this question, we met with the city to unofficially discuss this idea. The city describes our current location as a “Stability” area. We would need to involve our current neighbors to be part of the process.

Final Conclusion

The sub-committee does not recommend further consideration of this option for the above stated reasons.

RELOCATE AND KEEP CURRENT SITE AS SATILLITE

A multi-site option offers the possibility of reaching and serving a larger and more diverse group of people than could be achieved by concentrating all resources at only one place. A larger membership can provide the financial resources needed to purchase land and construct new buildings. It would also create opportunities for more people to serve in leadership roles. Keeping the current campus as a satellite would help support the current Broomfield community relationship.

The current Broomfield community has been identified by the Broomfield City Council as a “Sustainable Neighborhood,” which indicates that major changes would require an agreeable and negotiated plan approved by the neighborhood. Keeping the current site as a church would fit this designation; however, architectural changes may be limited.

The use of the current site as a satellite may enable the church to focus programs and services for the community based on the demographics of the population where the buildings are located. A possibility might be to design programs that focus on serving the needs of middle age individuals, empty nesters and senior adults in transitional years at the current (satellite) location. A new church building located in a growing area could tailor programs and ministries to meet the needs of younger families and adolescents.

Final Conclusion

We recommend a multi-site strategy, rather than building a single larger facility. We would like to propose an expansion plan that considers ways to repurpose the current church campus as we look for land to purchase and review design options for a new building and location. This approach would allow members to continue to worship and serve in the current space and serve as resources for the evolution of a new main campus. A multi-site location would allow us to reach more people in more diverse communities and create additional outreach opportunities.

RELOCATE

Final Conclusion

Basic objective of this option: in order to more fully support and implement BUMC's statement of "worship god, grow with god, share god with others" over the next 20-50 years and beyond, it is most strategic to build a new church campus which will enhance sustainability and glorify god.

Basic tenants of this option are:

- Acquire a 10+ acre site in a more visible and more accessible site than our present site.
- Construct an initial new church facility of approximately 35,000 square feet (+/- 20%) based on an efficient floor plan with viable expansion of future phases as needed.
- Locate the church in the path of current and projected growth within the region which will introduce more people to Christ and serve their spiritual needs.
- The building would include apple tree school.
- The site would provide for more parking than the current site with capability to expand parking as needed in the future.
- The floor plan would provide for enhanced facilities and much needed expanded space for toddler and youth groups.
- A plan which will comfortably accommodate maintaining the current 5 Sunday services.
- An impressive, versatile audio-visual system which is digital and high definition in the main sanctuary.
- Creating the space for new outreach opportunities
- Sale of existing church campus

STATUS QUO

The Status Quo Sub-committee worked through how to utilize the current footprint of BUMC in the most effective ways as possible. The core assumption is that the Status Quo is not a zero cost option. There are some obvious requirements that would mean investment in the current facility.

The purpose of the sub-committee was to investigate and consider alternative options for using our space as effectively as possible and considered fulfilling our stated mission (Worship God, Grow with God, and Share God with Others) and programming needs within our assessment.

Approximately 85% of the current members reside in or near the Broomfield area with the other 15% coming from various locations in the region. One point of clarification that may assist in the overall process is defining whether the intent of Broomfield United Methodist Church is to be a community church (as many perceive it is now) or a Regional Church (as it may be growing into). This clarification can go a long way in understanding our recommendations. We believe that if we are to stay a "community church", then the Status Quo option may be OK with investment in our current footprint – at least for the foreseeable future. We have ball parked a \$1.5M - \$3.0M price tag for that investment that could include re-purposing the chapel. However, if we are a "regional church", then it seems that working within the confines of our existing footprint will become more difficult and is potentially prohibitive.

Overall, our programming is the reason that people come to our church at all. And our programming is very good. It's personal, forward-thinking, and it's meaningful. In all of our conversation, this is one consistent overall theme. Our recommendation is to ensure that the Ministry Counsel considers the impact on our programming of any relocation or status quo option.

Ultimately, it became clear that Status Quo does require investment. There are real needs and challenges today that have to be addressed. The one 'unknown' that is difficult to quantify is how long these issues can be alleviated through making the enhancements we are recommending. That is a question that we have wrestled with our team. We know it's not forever, but it is tough to put timeframe against it. Could it be five years? Maybe. Could it be ten years? Maybe. The simple truth is that we just aren't sure.

Core Recommendations

- Invest in becoming ADA compliant through adding an elevator and potentially other items as well.
- Invest in identifying if the Family Life Center space can be used more effectively by cordoning off with large accordion panels that can help absorb noise.
- Invest in Family Ministries by creating a one-entrance facility.
- Invest in getting an estimate to look at using part of our Chapel to build out more office space while maintaining adequate seating for the 8:00 am and 5:05 pm worship services

A few final thoughts include the need for us to better care for our staff's well-being. As good-hearted and easy-going as they are, they are human beings. Is it fair to expect them to handle five services every Sunday, have very constrained office space, and have a lack of storage at their workplace? As a matter of fairness, this needs to be addressed. As the status quo committee, we want to ensure that they know how important they are and that we demonstrate how much we value them through making decisions that are good for them too. They are humble, and they might never ask for anything more than what they have. However, that doesn't mean we shouldn't be taking it into consideration.

One item to note is parking. We agreed as a team that as we continue to grow, parking could become an issue. Because we are near the high school, we could use that parking on Sundays. But we acknowledge this is an issue of tolerance as well. What might be acceptable for an able bodied adult to walk a block to church might feel like a burden to a single Mom with a baby and two toddlers. If ample parking becomes a problem, the church should consider designating close-by parking spaces for elderly and other attendees with special needs.

Final Conclusion

Finally, we believe that if we are to stay a "community church", then the Status Quo option may be OK with investment in our current footprint – at least for the foreseeable future. However, if we are a "regional church", then it seems that working within the confines of our existing footprint will become more difficult and is potentially prohibitive.



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Exploratory Team | May 26, 2015

RECOMMENDATION

The Exploratory Committee made a joint recommendation in a recent meeting to move forward with the relocation option put before them. The relocation option could include an option to keep the current campus as a satellite campus, however, until the relocation option is developed in further detail including cost estimates the feasibility of a satellite option is unknown.

The team put forward the recommendation for further analysis, cost estimation, and hiring of professionals to assist in developing a relocation option with the following reservations. A reservation is simply an acknowledgement that there are still some unknowns that will become known at some point in the process. Reservations include:

- The ability to raise the capital required.
- The ability to structure the approach in a phased manner - e.g. raising funds to purchase land, then funds for facility, etc. Each phase would have to meet base funding requirements to continue.
- The need to develop a leadership continuity plan to avoid any major changes in leadership during a relocation and build effort, if approved. Including Ken's future.

The goal of the Church Conference is to share the overall recommendation of the Exploratory Committee's findings and to vote on continuing the process.

A YES vote means that the process should continue and would include hiring some experts (e.g. Architect) to do some more detailed work that will be shared with the congregation. Estimated costs for this more detailed analysis are expected to be in the \$50K-75K range, but a final number will be shared at the Church Conference on June 17. Our Finance Committee will assess how to absorb these costs in our 2015-2016 budget cycle. A YES vote is not a final vote on relocation. It is simply a vote that allows us to get more detailed analysis.

A NO vote means that the process should halt and that no additional energy or focus should be expended in exploration of possibilities for relocation.



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Rocky
Mountain
Conference

United Methodist Church

June 2, 2015

Greetings Ken,

This letter authorizes a special church conference at Broomfield United Methodist Church, June 17, 2015. I understand there is one main items to consider, the authorization of a study committee to bring a proposal about relocation of the Broomfield UMC facility. This is based upon paragraph 2544, 2012 Book of Discipline. I will preside over the meeting.

Therefore, I authorize a special church conference to be held, June 17, 2015, for the consideration of this resolution, *“Shall the recommendation of the Exploratory Team be accepted and a study committee established to create a report to be presented to a future church conference to consider the relocation of the Broomfield United Methodist Church facility?”*

Remember to carry out the following provision in the Book of Discipline 2012 paragraph 2541.1 for this type of meeting.

Notice of the proposed action and the date and time of the regular or special session of the members of the corporate body –i.e, members of the church conference at which it is to be considered--shall be given at least ten (10) days prior thereto from the pulpit of the church, in its weekly bulletin, newsletter or electronic notice or other means if required or permitted by local laws.

Would you please be so kind as to send a copy of the minutes to the Peaks and NECO Administrative Assistant Cassy Chamberlin, Peaks-Plains@rmcumc.com), following the meeting?

Sincerely,

Walter “Skip” Strickland
District Superintendent
Peaks and Northeast Colorado Sub districts Office

cc: Cassy Chamberlin

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