Special Congregational Meeting

March 28, 2023 @ 6pm

Sunday Worship Link: https://uuma.zoom.us/j/168223701

Quorum of 75.

Tech chat:
Bob: (617) 285-2338
Angela: 505-225-9197
DJ: Arne Gullerud
Usher: William Baker
Tech Support: Ted Zuschlag

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March 28 Special Congregational Meeting

Greeting

Chalice Lighting

Chalice Lighting

As we approach our agenda
Let us remember that we are doing the work of the congregation.*
When we do the work of this congregation*, we touch lives.
When we touch lives, we change the world.
May this chalice flame we now kindle
remind us throughout our meeting
of our ministry and our mission.
By Erik Walker Wikstrom

Introduction- Dámaris

This will be more like a town hall in structure.
This meeting has two sections: Presentation and Q&A, Call to Order for the Vote.
Question: Is this a majority vote? Answer: Yes.

Quorum Notes:

We do have 75 participants of the Zoom, so we do meet the quorum.

“The Board of Directors shall not make any capital expenditure in excess of 5 percent of the total approved budget unless specifically included in that budget or approved by the Congregation.”

Peace Greeting

The Peace Greeting is an expression of our covenant to each other, as is composing a quorum and this democratic process.

Practicing Raising Hands

Done.

Part One: Presentation and Q&A

In this congregation we are descendants and ancestors. One of the blessings is the gift of our physical buildings.

6:23p
Showed image of the roof from above. Memorial Hall roof is just seven years old.

On the RE building AND the office (contiguous roof)

- Solar Panels
    - Will need to be removed and stored.
- Swamp Coolers
    - Two are breaking
    - All are 24 years old; we expect all of them to fail as well.
    - Why not switch to refrigerated air? Not an option, too expensive.

Solar panels:

- Only a third are working as expected.
- These are 20 years old, need updating.
- These pay for themselves over time.

Roofing itself:

- TPO technology
    - Inexpensive rubber roofing material. Primarily made from recycled rubber. Held together by seams that are welded together. This would be 4.5 inches thick. This is highly recommended technology.
    - Much less expensive than other options.
    - Also light colored; will reflect light more effectively.
    - Quote includes replacing the skylight.

Please note: Miguel was incredibly thorough in collecting quotes.

Project costs:

- Roofing, with solar removal and installation: $130K
- Solar repair and upgrade: $20k
- Replacing 10 swamp coolers: $50K
- Contingency: $30K
- **Total**: $230K

How to pay for the Project

We just completed the Social Hall Capital Campaign, tight operating budget, the cost of construction projects has increased and isn't expected to drop.

What are the options? Various leaders consulted.

6:30pm

Strategies:

1. Getting a loan.
2. Borrow from endowment.
3. Brief Capital Campaign with a Bank Loan if Necessary. This is the one that leaders have selected for the vote.

Next Steps?

- Small fundraising team forms
- Brief campaign conducted beginning in April
- Director of Finance prepares for loan, just in case
- Facilities director will accept the bid before the price increases.

Conversation

Lucy Silva: Where are the bids coming from?

- Rev. Bob: There are several bids from the relevant companies. For example, the solar panel work is separate from the roof is separate from the swamp coolers.
- Question: how many companies?
- Rev. Bob: The bids are good for 30 days, were given a couple of weeks ago. The Director of Finance usually signs the contract.

Martha Beyerlein: Taking off the new roof before putting on the new roof?

- Rev. Bob: Part of what makes this technology special is that there will not be a need to remove the roof; it will be a sheet over the existing roof.
- In 30 years, this will be a bigger job.

Michael Schneider: Can we know who the bids are from? Michael has had a bad experience with TPO vender.

- Rev. Bob: This is a commercial company, not a residential company.

Becca Granato: Do churches qualify for free solar panels? I see them advertised.

- Rev. Bob: Unsure. For these to be free, it would be means-tested.

Cheri Plavnick: If we vote to approve, but there aren't enough pledges, do we need to meet to vote again to approve the bank loan?

- Rev. Bob: No, the bank loan is included in the proposal.

Marie Reed: How well does it work with solar panel installation and replacement?

- Rev. Bob: Well. This was considered in the quotes and assessments.

Chris Mayo: This existing roof has been leaking for a while: should we have a mold inspection?

- Answered Michael's question, as a contractor looked into the vender.
- Rev. Bob: Will suggest to Miguel.

Kim & Carl Henney: Were heat pumps ever discussed?

- Rev. Bob: Unsure what the content was and why this was not prioritized; remember that it was discussed.

Vance Bass: Is the actual membrane really 4 inches, or is that 60 mil plus foam insulation?

- Bryan Hackett “The bid in question for the TPO overlay is EverGuard Roofing, in business for 20 years. The TPO is 115mil.”

6:47

Geri Knoebel: What are our existing loans?

- Bryan Hackett
    - ARC building loan will be paid off this month.
    - Refinancing

William Miller: Does this include ceiling tiles that need to be replaced?

- No, but we do have some on hand, they just shouldn’t be replaced while it’s still leaking.

Connie Molecke: How will the installation process impact current use?

- It will not impact use; can be used while being installed.

Gary Norris: Note about the status of the endowment fund and how that would not be a good path forward.

Pat Diem: Comment about the RE building– seen cracks in the stucco. Question: when this proposal was put together, was there an attempt to look at the whole building to prevent piecemealing it?

- Yes, we did look at the whole building and get quotes on that whole process.
- The stucco is not urgent, it is just unattractive.
- Additionally, the roofing project may damage the stucco.

Lucy: Can we elaborate on the capital campaign that’s proposed?

- Angela: not really, but it will be succinct.
- Bryan: Every XX$ raised in the capital campaign will save 20k in interest.

6:54

Part Two: Call to Order for the Vote

Michael described how this will proceed.
Tested the poll tool in Zoom.

Call meeting to order- Michael

Motion: “**To authorize the replacement of the RE building roof and swamp coolers, a major capital project to be funded with a capital campaign and bank loan, not to exceed $400k total.**”

- It will be less…

Michael Schneider: Make a motion to Amend to add what needs to be done with the solar panels.
James Gilson: Second (in chat).
Lucy Silva: Second the motion (audio)
Geri Knoebel: Second (audio)
Typed in chat messages: Aye from many people. There were no Nays. The motion passes. 7:05pm.

New: To authorize the replacement of the RE building roof and swamp coolers, as well as repair and upgrade of the solar panels, a major capital project to be funded with a capital campaign and bank loan, not to exceed $400k total."

Keith Christopher: I would like to amend the amount to the $230k instead of the $400k.
Bob Clarification: The wording is not to exceed; we will not be seeking $400k.
Vance: Seconded.
Chris Hayes (audio): I am not comfortable with this amendment, I think the pricing is uncertain with the current state of things; we don't know where the economy is going so we need the wiggle room.
Becca Granato: I think we need to keep it at the 400,000 limit…..we don't know what they are going to find when they get up there
Michael Schneider (audio): I am not comfortable with shrinking the amount. I would want to make sure that the project is completed.
Carla (audio): I agree with keeping it at $400K, I think that it is appropriate to keep this here to avoid another meeting to make sure that the project is properly funded. Practical.
Lucy Silva (audio): $230K does include the 30k contingency; 230 will be the goal of the campaign. The difference to 400K, would that have to be a bank loan? Is that the approval?

- Answer from Angela: If the project necessitates it.

Peggy Whitmore (chat): I would rather leave the "not greater than" amount at $400 K to give the church plenty of leeway to finish the project.
Rodene & Stephen Phillips: We should keep the 400K maximum.
Bill Slakey (audio): This is an artifact of the requirement that we need to give the proper 14 day announcement before the meeting happens. That complication leads me to say that we should leave it at $400K because of the way that things change. We will be wanting to keep the raise and the loan as low as possible.
Jerilyn Bowen (chat): We should keep the 400K maximum.
Pat Diem: I trust our board to be prudent, I would not want to pose limitations on them that would make it harder.
Nancy Shane: Move to close debate.

Seconded: Anna Watkins, +2.
Vote on closing the debate: many Ayes came through the chat. No Nays. Closed 7:25pm.
Vote on the amendment: No ayes came through; no one is in favor. Many Nays came through. Passed 7:30pm.

Nina Stephenson: Make a motion to Amend to include the office roof in the wording.
Elya Arrasmith: Second (in chat)
Chat vote: Aye from many people. 1 Nay. Passed 7:14pm.

(We then returned to the reduction of 400k to the $230; that is why the time stamps are different.)

To authorize the replacement of the RE building and office roof and swamp coolers, as well as repair and upgrade of the solar panels, a major capital project to be funded with a capital campaign and bank loan, not to exceed $400k total.

Are there any objections to closing debate?

- There were no objections.

Motion: Poll was launched at 7:32pm.
Some folks did chat in to vote as well.

Motion passes; there were no Nays. There was one Abstain.

Closing

We extinguish this flame but not the hope that it embodies nor the beacon that it signals to all who would find a home here among us, this congregation of caring and curiosity and joy. May our hopes and dreams lead us and sustain us in the hard work among ourselves and out into the world to bend the arc of history toward justice and well-being for our community.