

Georgia Mountains Unitarian Universalist Church

Minutes from Town Hall Meeting Wednesday, April 7, 2021, 6:00 pm

The Town Hall Meeting was run via Zoom *in lieu* of regularly scheduled Wednesday programming.

#attendees: 27 sign-ins, estimated 34 attendees

Meeting Called to Order at 6:05 pm

Kathy Manzella

Building Our Future Executive Committee Update

Sylvia Rayfield

Our architect and structural engineer are currently working on detailed construction plans. The Design Team is spending hours making decisions regarding the lighting, placement of light switches, electrical outlets, cameras, colors, etc.

Standard A1A contracts with Moeller-Purcell and David Zenner will be signed this week.

We've signed with Zurich and Clark Pierce at Stringer Insurance for Builder's risk insurance, insurance which protects supplies and equipment on the building site. The cost is \$2565.00 for \$1.425 million in coverage for one year. The Builder and Architect agreed that we will start the insurance on July 15.

Mary Lasris, Stacy Kottman, and Sylvia are meeting with the builder every two weeks for progress updates and changes to costs. Material costs have risen approximately \$25,000 from last August.

The committee is currently looking at options for construction loans, if we determine we need to get one. Sylvia thanked Stacy Kottman for all the "brain work" he has put into the planning and budget projections for this project.

Lynda and Ted Doll have agreed to lead a Landscaping Team. Sylvia notes that they will need other congregational members' assistance.

The latest update to the Roadmap to Success brought forward the date for anticipated completion of the project by several weeks.

Sylvia's full report is filed electronically with this document.

Design Committee Update

Mary Lasris

Civil engineering plans have been approved by Lumpkin County. Moeller-Purcell is working on the applications for approval of well and septic tank installations. We are right on track with our Roadmap to Success and all is going well.

Capital Campaign Update

Kathy Manzella

Display of total project income chart — we have now received \$360,000; pledges are at \$555,000. Kathy thanked those who are paying their pledge early. We are anticipating receiving \$1.47 million total income. Kathy has written ten organizations asking for financial support. There are fifteen more on her list.

Displayed total project expense chart, asked if there were any questions about it. No questions were raised.

Presentation of proposed Total Project Budget Cap for the new building

- The Congregation approves a Total Project Budget cap of \$1.47 million. This budget includes all expenses paid to date (except for the purchase of the new building site in 2019) and all related expenses through the project's completion.
- The Congregation further authorizes the Board of Trustees to secure an adequate short-term Construction Loan subject to terms and conditions approved by the Board as recommended by the Executive Committee.
- This project shall not exceed the \$1.47 million Total Project Budget cap without Congregational approval.
- No long-term debt shall be secured without Congregational approval.

Discussion

- JG said she finds \$1.47 million is a stunning amount of money. However, she sees that it is what is required and believes it will happen.
- Kathy agrees that it is a lot of money, but we have must have faith. We are a healthy congregation who have much to offer our community. We need more UU's in the world.

Presentation of Proposed By-Laws Changes

Motion #1 -- Reducing the notice requirement for congregational meetings from 15 days to 10 days

- When the By-Laws were written, the church relied on "snail mail" for congregational communications. Today's electronic communications allow for almost immediate receipt of messages sent. The 15-day requirement is problematic for quick action. In 2016, when our HVAC failed, we could not spend the money for replacement without congregational approval. This necessitated two weeks of no air conditioning in a very hot time of the year. More recently, the 15-day requirement has complicated plans for bringing issues related to property acquisition and construction to the congregation.

Motion #2 - Giving the President-Elect the right to vote on matters brought to the Board of Trustees

- Our current By-Laws do not allow the President or President-Elect to vote on matters brought to the Board. (The President can vote in the instance of breaking a tie.) Our Stewardship For

Us consultant, Liz Coit, noted that having two knowledgeable folks sitting on the board who have no voice in decision-making is disempowering.

- JG asked what was the original thinking was to restrict President and President-Elect. She had no objection, just asking out of curiosity. No one could tell her.

Kathy extinguished the chalice at 6:26 with words from Booker T. Washington.