



Our mission: To be a compassionate, welcoming community that nurtures spiritual growth and practices justice.

**Special Board of Directors Meeting Minutes – April 27, 2023
7:00 Zoom**

Board: Kim Reid, President; Paul Trewartha-Weiner, Vice President; Kimberly E., Secretary, John Helmers, Treasurer; Brianna Berg, Jodi Edmonson, John Tacinelli & Walt Rothwell, Members at Large, Rev. Luke Stevens-Royer, ex officio

Guest: George Huston, Ann Hutton

Absent:

1. **Call to order** Kim R. called the meeting to order.
2. **Chalice Lighting** Kim R. shared a chalice lighting.
3. Motion to approve the agenda made by Paul and seconded by John T. Motion approved.
4. **Update on the Viola Property** (John H., George)
A map of the Viola road property was shared with the board. John shared current information about the buildable portion of the property. So far the investigation shows there are no significant issues for building on this property.
 - a. Decorah Edge
There are no issues with Decorah edge in the buildable section.
 - b. Soil Borings
These were completed on Monday and show that the upper area depth to bedrock is 6-10 ft. The lower level is only 2 feet from the bedrock. Building in the bedrock will be required to put in the sewer. The bedrock is limestone. We will learn on Thursday where the connections will be. We will have a meeting with the city on May 4th.
 - c. Manhole cover/spring questions.
There is a private storm sewer that needs to be accommodated for, for any road that is put in from the 2nd entrance.
5. **Property Purchase Recommendation from the Building Our Future Team** The Building Our Futures team met today and created a recommendation regarding the property choice. This document was attached. There is a option to re-name the church and the option to name the road coming off of East Circle Drive.
6. ★ **Approve purchase of Viola Property** (Kim R., John H.)
 - a. Phase 1 Environmental Liability questions
An initial study (\$500) made up of a public records search of the Viola property was done and shared with the board. The search shows there no environmental concerns on the site that is on record. The property was used primarily for farmland. There were some spills nearby, adjacent to the property. Some of the locations near the site use hazardous materials – the school, Kwik Trip, and Quarry Hill.

The next step would be to add a \$1,500 environmental review. This goes beyond the public record search. FM&M bank does not require this study, but the UUA would if we were to borrow from them.

Walt moved and John H. seconded conduct a level 1 environmental study. Motion carried.

John T. moved and Jodi seconded, recommending to the congregation a vote to purchase the Viola Rd. property for our next church home. Motion carried.

7. Banking updates (Kim R., John H.)

- a. ★ Approve property loan through F&M bank

John T. moved, and Kim E seconded to formally approve the loan agreement with FM&M bank.

- b. ★ Approve separate accounts for Building Our Future funds

It is recommended the Building Our Futures team, John, Connie and Luke review with Rachel to develop a recommendation for managing the financial structure of the project. They will bring a recommendation to the board for approval.

8. Congregational Communication (Kim R)

- a. April 30 message for service

A draft was shared with the board, some minor changes were recommended. Paul will read it at the 9:00 service, and John T will read it at the 11:00 service.

A drone video of the property was created and will be shared with the congregation in the enews and at the forum.

- b. Liability concerns for visits to property

The liability form is being updated for the Viola Rd. property. This will allow for self-scheduled tours. This liability form will be electronic only. There will not be formal tours. This will be ready by Sunday prior to the announcement.

- c. ★ Approve voting ballot and dates (John H and Paul will certify the vote on May 7th) A draft of the vote language was shared, discussed, and edited.

Paul moved, and Walt seconded to approve the modified vote language to be voted on between May 3 – May 7th. Motion carried.

- d. ★ Approve voting threshold (recommendation 30% of members for a quorum/simple majority approval)

The voting threshold was discussed with Rachael. She recommends that all vote moving forward should be a simple majority The recommendation is 30% of the congregation voting to meet the quorum requirement and then a simple majority after that.

John H. moved, and Bri seconded a motion for a 30% quorum/simple majority approval. Motion carried.

John H. moved and Walt seconded to close on the property if the congregational vote approves the purchase the Viola property unless there are issues that arise to make the property unsuitable. Motion carried.

- e. May 3rd property forum and May 4th enews announcement with forum/voting links.

This will be lead by the Building our Future team with board participation. The Fom will be held in the sanctuary.

9. Closing. Rev. Luke offered closing words.

Meeting adjourned.