

## Materials provided by the Committee of Concerned Unitarians

This document contains ideas for building-renovation plans provided by the Committee of Concerned Unitarians (CCU), along with minutes of their meetings. The CCU was formed independently of UUSIC governance structure during the previous vision process, by members who disagreed with some of the recommendations being made by leaders in that process.

In October, 2010, John Hayek, on behalf of CCU, requested by letter to the UUSIC Board of Trustees that these minutes of some past CCU meetings, along with some architectural plans prepared by UUSIC member Bill Nowysz, be posted on the UUSIC website along with the reports already posted from the vision process. He then provided the materials. After examining them, the board voted to agree to post them. Some board members did, however, express some reservations concerning assumptions surrounding CCU's plan, cost estimates of the proposed renovations, and no summary of the potential pros, cons, and risks of the proposed renovation. These, among other things, are matters to consider when reading these materials, and that we would hope to discuss further in congregational meetings when discussing the feasibility of renovating the present site according to this or any other plan.

The materials provided by John Hayek came in several files, some of them very large, and in a variety of formats. To avoid confusion, I have assembled them into this one document. In the course of doing so, I reduced some pictures to manageable size, and omitted some pictures (only ones that were simply pictures of the church in its present form). Any errors or distortions created by this process are strictly my own, and I ask that you report to me any errors so that they may be corrected.

Russ Lenth  
2010 Board President

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**Sponsored by the Committee of Concerned Unitarians (CCU)  
Co-Chairs – John Hayek and Dorothy Paul**

According to plan, the CCU sponsored a Fall Open Forum for UUSIC members and friends on the evening of October 28, 2004 in Channing Hall. A large gathering of perhaps 50 or 60 people attended. We later learned that some were unable to attend because of a dense fog. Co-Chairs John Hayek and Dorothy Paul had planned an agenda consisting of four parts, (1) a presentation by John Hayek about issues related to finances; (2) a presentation by William Nowysz of some ways in which the existing building might be remodeled to address several concerns voiced by those who find the present space inadequate to growth needs and aesthetic preferences; (3) a presentation by Dorothy Paul of highlights of research done by Ann Bovbjerg, Jeannette Carter, and Paul of steps undertaken by five other downtown congregations with respect to possible relocation versus remodeling and staying at their present site; and (4) open discussion by those present.

**First Presentation – John Hayek – Financial Considerations Related to a New Building**

**Introduction.** John Hayek began by describing his long association with the Society and the community. He said, "I want to talk now about some of the financial issues in the decision about whether to stay or go. I'm glad Dr. Hubel is here, because it reminds me to say something to you. I'm going to identify the sources of the information I use in my talk so you can see where I'm getting it. I don't claim to be an expert about churches, I don't claim to be an expert about finance; I don't claim to be an expert about building. But I can show you where some of the information I give you comes from, so you can assess its validity and check it out if you like. I have practiced law in this community including real estate law for a long time so I have some knowledge in these things. And I have also served on the Board as Finance Trustee and Junior Finance Trustee with Jerry Nordquist, who is also here tonight.

**What Would We Get From Sale of This Existing Facility?** "The first thing I am going to look at is if we move and sell this building and the RE building next door, *What amount of money will we have for the purchase of a new church?* The City Assessor of Iowa City values the combined properties of these two buildings at \$521,810. That is based, as most of you know, not on a full-fledged detailed appraisal; it is sort of a wind-shield kind of appraisal. Sometimes the city assessor is right; sometimes he or she is wrong, but it is not real reliable data. Many of you have assessments on your own houses and you know that sometimes they are high and sometimes they are low. Often they are low, although recently that is not necessarily the case. I believe it is fair to say that the UUSIC Board has used as an operating assumption about \$550,000 as the amount that would be received for the sale of this building.

"The Novak Group has used an operating assumption in their assessment the figure of \$550,000. In recent years in Iowa City, downtown real estate has been appreciating in value. My assumption is—and it is simply an assumption, not based on an appraisal or anything like that—that this building would sell for about \$750,000. The only logical buyer is the City of Iowa City. No doubt the City of Iowa City would have the property appraised. As I say, I'm assuming the appraisal would come somewhere around \$750,000. The sale cost would be about \$10,000--I'm just pulling that number out of the air. So I'm going to use for my operating assumption for what we would get for this building, the figure of \$740,000. Next, of course, we would have to look at what a new church is going to cost.

<b>Chart 1 - Estimated Amount of Net Sale Proceeds for 10 S. Gilbert</b>	
City Assessor's valuation	\$521,810
UUSIC Board assumption	\$550,000
Novak Design assumption	\$550,000
J Hayek's assumption	\$750,000
Sale costs	( \$10,000 )
Assumed net	\$740,000

**Cost Estimates by Novak Design Group Were Made for Two Different Sizes of Building.** "As I said, the UUSIC Board had the Novak Design Group do a study in 2002. Actually, the Novak Design Group designed and did a cost estimate on two different sized buildings. In their initial report issued on March 5, 2002, they did an estimate for the cost of a building that would be 18,438 square feet in size. To give you a comparison, this building along with the RE building, according to the Novak Design Group, is just over 13,000 sq ft. So the building the Novak people initially priced out would be a little over 5,000 sq ft more than we have in this facility right here. The Novak people used as the cost of construction \$110 a square foot. Then they gave us prices for professional fees, fixtures, equipment, furniture, and so forth. So I have used that figure in some of my initial calculations.

**What Do You Get for \$110 Per Square Foot?** "One question that comes to mind is *What do you get for \$110 a square foot?* I've talked with two commercial contractors in the Iowa City area very recently to try to get a feel or a handle on that—to see what you get for that. I talked with Scott Wyler at McComas-Lacina Construction. He's an estimator there. He said

you can build a structure now in the current market for \$110 to \$115 per square foot, but what you get for that kind of money is basically a box-type structure—a flat roof, on a concrete slab, a very few amenities, very plain millwork, and so forth. He said an example of that type of a building is the C. H. Robinson Building in Coralville. I took this photograph today, so it's kind of dark; it was cloudy and yucky out. This building—I don't know the square footage of it—but it is a big, big commercial building. It has a flat roof, slab, not divided up inside very much. It has a brick veneer. I'm not a contractor, but that's what I'm told by Mr. Wyler—that's the kind of structure you get for \$110 a square foot. Scott Wyler used the term *bare bones* construction.

"I also talked to the estimator at Knutson Construction, Peggy Slaughter. She indicated that she thought the kind of *bare bones* construction would be more like \$120 to \$140 per square foot for that kind of construction. So we are talking about at that price range, not a very attractive kind of facility.

**The Larger Size Building -18,438 Sq Ft.** "So now I'm going to be talking about two sizes of buildings. On March 19, 2002, the Novak Design Group provided the costs of a smaller building, one just a few square feet smaller than that of our current building—13,068 square feet. If we build the larger building at \$110 a square foot--the building costs are from the Novak Report—I'm estimating the site acquisition costs at \$400,000. I think that may be quite conservative. I used \$400,000. As you know the Board has had a committee out looking for sites, and Charlie Eastham, who is here is on that committee, and reported to us recently, and they have had a great deal of difficulty, in finding a suitable site, at least so far. Land in Iowa City and Coralville is very expensive. It is in short supply, and it's in great demand.

<b>Chart 2 - Estimated Costs of an 18,438 Square Foot Facility with Varying Costs Per Square Foot</b>			
	<i>Bare Bones</i> Facility (Novak Rpt @ \$110 vs. Hayek @ \$130)		<i>Architecturally Significant</i> Facility
	\$110 per sq ft	\$130 per sq ft	\$175 per sq ft
Building cost (the Novak Report used only \$110)*	\$2,028,180	\$2,396,940	\$3,226,650
Prof fees, fixtures, & furniture (from Novak Report)	\$416,873	\$416,873	\$416,873
Site acquisition (estimated by JH)	\$400,000	\$400,000	\$400,000
<b>Total cost of land, building, &amp; fixtures</b>	<b>\$2,845,053</b>	<b>\$3,213,813</b>	<b>\$4,043,523</b>
Less proceeds from sale of 10 S. Gilbert St	(\$740,000)	(\$740,000)	(\$740,000)
<b>Total funds needed</b>	<b>\$2,105,053</b>	<b>\$2,473,813</b>	<b>\$3,303,523</b>
Maximum we can borrow (see guidelines - Chart 3)	(\$500,000)	(\$500,000)	(\$500,000)
Need to raise internally	\$1,605,053	\$1,973,813	\$2,803,523

\* Note. Does not include costs for site development (\$184,380) or cover drop-off (\$40,000).

"But at any rate, if you build what I call a *bare bones* facility at \$110 a square foot, you would have total costs of land, building, and fixtures of \$2,845,000. And if you subtract the \$740,000 we would get from this building, I'm assuming we would need to raise—borrow and raise—\$2,105,000 with these assumptions.

"Now I am going to jump ahead and show you what happens if we build the same building—the larger 18,438 square foot building—but we use \$130 per square foot, the average in the *bare bones* range provided by Ms. Slaughter at Knutson Construction gave us. Again, if we use the same amounts for *Professional fees, fixtures, and furniture*—although probably *Professional fees* would change somewhat, but I haven't changed them here, and the same *Site acquisition* cost, it basically raises the amount we need to raise by borrowing and internally funding to almost \$2.5 million.

"Both Mr. Wyler at McComas-Lacina Construction and Ms. Slaughter at Knutson Construction said that to build a building that would be *architecturally significant*—that would have features like vaulted ceilings, nicer millwork inside, exposed wood, exposed stone and brick inside, this sort of thing—a more elaborate structure, they estimated it would take a range of \$150 to \$200 a square foot. So what I did, I took again the 18,438 square foot building that Novak Design Group first talked about, and I asked what it would take to build that kind of building using \$175 per square foot—the midpoint of that higher range. And, of course, with the special fees and site acquisition—I did not increase those, although the architectural fees are typically a percentage of construction costs—we get then a *Total cost for Land, building, and fixtures* of \$4,043,523. Then subtract the \$740,000 that I'm assuming we would get for this building, and that means we would need more than \$3.3 million, if we are going to build in an *architecturally significant* style or fashion. So that's the kind of money we need.

**How Much Could This Society Afford to Borrow?** "One source of money is a bank or a lender. So the next question I asked myself is *How much could this Society afford to borrow?* Now, I'd be the first to say I don't know. I don't know what this Society can afford borrow. But the Board hired someone who, I believe, is an expert on these matters, and her name is Martha Easter-Wells. She was hired by the Board, not me, to serve as a consultant to the Society. Ms. Wells, who was a lawyer in the Davenport area, is now a fund-raising consultant for the UUA. She was a Northeastern University, Boston, law graduate, a University of Iowa BA, etc., and that's the person the Board hired to advise the Society and the Vision

Committee and us about fund raising. And she has things to say about how much we can afford to borrow, which I’m going to talk about—as you might have guessed.

“Ms. Easter-Wells does have some comments about what we can afford to borrow. And I am going to take her word for it in my analysis, because she is apparently an expert. Here is the thing of significance that she says in her recommendations. *After you conduct a Capital Campaign, it will be time for the congregation to decide whether it wants to take on a mortgage to help finance the project.* I want you to note this, by the way, because I am going to come back and talk about this phrase in a few minutes—*After you conduct the Capital Campaign.* Then she talks about how large a mortgage you take on depends on the congregational comfort level. She says *To give you a ballpark idea about a maximum mortgage you should consider, I can give you some guidelines.* (See her suggested guidelines in Chart 3.)

“I’ll be talking about these in a minute, but the thing I am focusing on here is in these two sentences. The most conservative of these guidelines is the per member figure—that *The mortgage should be less than \$1,000 per member.* With 222 pledging units that represent about 334 members, that would indicate a mortgage would be no more than \$334,000. But anyhow she says *The most conservative of these guidelines and the per-member figure would suggest a maximum debt of no more than \$258,000 (\$1,000 X 258 members at that time?).* Other guidelines suggest the potential to carry debt of up to \$500,000. So that is the number that I am going use. Again, I don’t know how much we can afford to borrow. I know that to pay back \$500,000 takes a lot of money. But Easter-Wells has told us that \$500,000 is a maximum, so I am going to take her at her word. So that is the figure I’ll use in my review of these numbers (see Chart 3).

<b>Chart 3– Guidelines on the “Maximum Amount of Mortgage You Should Consider” Recommended by UUA Consultant Martha Easter-Wells</b>	
Easter-Wells’ analysis suggested a borrowing range of \$258,000 to \$500,000 – (JH uses \$500,000 figure.)	\$500,000
<b>Guideline 1</b> - “Total debt should be less than 2.5 times current member giving” (2003 actual \$250,883 based on May 2004 Treasurer’s Report X 2.5 = \$627,208)	\$627,208
<b>Guideline 2</b> - “Mortgage debt should be less than \$1,000 per member” (222 pledge units represented 334 people X \$1,000 = \$334,000)	\$334,000
<b>Guideline 3</b> - “Principal and interest should be less than 25% of total annual receipts from members giving” (In 2003 actual pledges/donations were \$250,883; \$250,883 X .25 = \$62,772 to support amortization payments on a loan as large as \$765,063 at 6.5% with a 25-year amortization)	\$765,063
<b>Guideline 4</b> - “Total debt should be less than 7 to 10 times the combined contributions of the lowest 67% of the congregation’s giving units”	Not calculated

“Now, in the materials is another set of guidelines (see *Ten Guidelines by Lyle Schaller* in Appendix A). I looked up Mr. Schaller on *Google*. He is a consultant. He is retired now, but he has written many books and apparently has been a consultant to many churches, not just UUA churches, and he is well-known. And most of his guidelines are pretty similar to the ones used by Ms. Easter-Wells. For example, *Your mortgage should be less than \$1,000 per member*, etc. He also says *Carefully consider mortgages longer than 10 years. Avoid mortgaging future generations.* In my calculations of the annual payment on a \$500,000 mortgage, I have violated Mr. Schaller’s guideline, because I used a 25-year amortization, because it’s more affordable. You know, if you have 25 years to pay your mortgage back, rather than 10, your monthly payments or annual payments are a lot less. But at any rate, these are some of the things that he said in his report.

“Another thing Mr. Schaller said is that *Congregations that are 10 years old or older should borrow only as much as today’s members can finance.* Now, why would he say that? Well, I don’t really know why he would say that, but I can suppose or speculate that he said that because brand new congregations that are growing rapidly can assume pretty rapid growth in the future. Older congregations can not necessarily assume rapid future growth. And I don’t think the history of this congregation can assume *rapid future growth*. We have grown and we have grown nicely and a lot of people have worked very hard to make this congregation grow nicely, but it is not a rapidly growing congregation, such as Evangelical congregations are. But this was in the materials and I just wanted to show it to you.

“When all is said and done, I simply used the \$500,000 figure that Martha Easter-Wells said was the maximum amount we could afford to borrow.

“If we simply replace our existing facility (in terms of square feet), after borrowing \$500,000, we would need to raise internally from \$1,203,410 to \$1,922,150 (see Chart 5). This is a very significant amount of money to raise internally. In order to build the larger-sized structure of 18,438 square feet, we would need to raise between \$1,605,053 and \$2,803,523 internally in addition to borrowing half a million dollars. (See Charts 2 & 4.)

“Now, I looked at the larger structure—the 18,438 square foot structure--and used the three levels of cost per square foot—\$110, \$130, and \$175. That top row in Chart 4 is the amount we will need after we subtract what we get from the sale of

this building. Then we borrow \$500,000 in each case. We need—and that means WE—internally—we need to give, get, beg—not borrow, and certainly not steal—\$1.6 to \$2.8 million dollars—something within that range.

<b>Chart 4— Amount of Cash Required for a 18,438 Square Foot Facility</b>			
	<i>Bare Bones</i> – at \$110 per sq ft	<i>Bare Bones</i> – at \$130 per sq ft	<i>Architecturally Significant</i> - at \$175 per sq ft
<b>Funds needed</b>	<b>\$2,105,053</b>	<b>\$2,473,813</b>	<b>\$3,303,523</b>
Loan amount	(\$500,000)	(\$500,000)	(\$500,000)
<b>Need to raise internally</b>	<b>\$1,605,053</b>	<b>\$1,973,813</b>	<b>\$2,803,523</b>

**The Smaller Size Building-13,068 Sq Ft.** “Now, I told you that there was a smaller building that the consultant looked at and reported on about two weeks later. That building was 13,068 square feet in size—just slightly smaller—20 square feet smaller—than the buildings we have now. It is not a bigger church. It is probably an easier church to function in—in terms of the space being better planned and all of that—and it no doubt offers some improvements—maybe significant ones—I don’t know. For some reason, the architect used \$120 per square foot. Maybe because it costs more per square foot for the smaller building—I don’t know. By the way, I told you about the figures the architect was assuming about *Site acquisition* and *Sale of existing property*. Here the architect, Novak Design Group, said *Site acquisition* will cost \$350,000. Remember, I am using \$400,000. They said the *Sale of the existing property* would get \$550,000. I’m saying \$750,000 minus \$10,000, leaving \$740,000. So again, I want to show you where I am getting my data as best I can. (See Chart 5.)

<b>Charts 5 - Estimated Costs of A 13,068 Square Foot Facility with Varying Costs Per Square Foot</b>			
	<i>Bare Bones</i> Facility (Novak Rpt @ \$120 vs. Hayek @ \$130)		<i>Architecturally Significant</i> Facility
	\$120 per sq ft	\$130 per sq ft	\$175 per sq ft
Building cost (from Novak Report at \$120 per)	\$1,568,160	\$1,698,840	\$2,286,900
Site development (from Novak Report)	\$130,680	\$130,680	\$130,680
Prof fees, fixtures, & furniture (from Novak Report)	\$344,570	\$344,570	\$344,570
Site acquisition (estimated by JH)	\$400,000	\$400,000	\$400,000
<b>Total cost – land, building, &amp; fixtures</b>	<b>\$2,443,410</b>	<b>\$2,574,090</b>	<b>\$3,162,150</b>
Less proceeds from sale of existing property	(\$740,000)	(\$740,000)	(\$740,000)
<b>Funds needed</b>	<b>\$1,703,410</b>	<b>\$1,834,090</b>	<b>\$2,422,150</b>
Borrow (see guidelines - Chart 3)	(\$500,000)	(\$500,000)	(\$500,000)
<b>Need to raise internally</b>	<b>\$1,203,410</b>	<b>\$1,334,090</b>	<b>\$1,922,150</b>

“I then looked at what we would need to raise if we built the smaller building. So we have again \$120, \$130, and \$175 for *Building cost*. Then we would also have *Site development*, *Professional fees & fixtures* and *Site acquisition*, less *Sale proceeds*. The *Funds needed*, including the amount we could *Borrow* plus the amount we would *Need to raise internally* would be \$1.7 to \$2.4 million dollars for a facility that would be not bigger than what we have here. Again, the price will depend on the cost of construction—which will in part depend upon on how nice we want the church to be, what facilities, what amenities, and what architectural enhancements we want to have in the facility.

“Those costs come from people who are in the business and should be knowledgeable of that. Remember I talked about Martha Easter-Wells’ report—about her recommendations. She said *First, you hold a Capital Campaign. Then you decide how much work you want to take on and how much of a project you want to take on.*

“There was an interesting e-mail in the materials, dated April 3, 2002. It is from Ms. Wells to members of the Board, the minister, and members of the Vision Committee. I think it pays to study it a little bit. In her very first paragraph, she says, *I’d like to clarify something on the voting process. The decision to take on debt should not come until after the Capital Campaign.* I think Ms. Easter-Wells is right on. *The vote to even have a Capital Campaign should not come until after you have the Financial Feasibility Study.* She goes on down here to talk about how the vote should be. She says *Tell people you are risking nothing except the cost of the Feasibility Study because you aren’t committing to any debt yet and you aren’t even committing to the project yet.* As far as I am aware—and I may be wrong—but as far as I am aware, we have had neither a *Feasibility Study* nor a *Capital Campaign.*”

John H continued, “Ms. Easter-Wells is telling us about this step-by-step process. She goes through the steps in this process, then she says *This step-by-step process of guiding the congregation is necessary because the congregation very understandably wants assurances that you won’t actually get the congregation into financial trouble by committing to a project you can’t afford.* We have a committee out right now looking for land. I believe that if the committee finds a site on behalf of this congregation, we are going to have to incur debt to buy that site and probably substantial debt.

**Conclusions.**

**Number 1:** If we are going to build a bigger building, we need to raise \$2 to \$3 million dollars. To raise two million dollars would require each of the 222 pledging units to donate roughly \$9,500. And of course, not everyone is going to donate \$9,500, so some are going to have to donate a lot more than the \$9,500. For the smaller building, we would have to raise the \$1.7, \$1.8 or the \$2.4 million.

**Number 2:** The annual principal and interest payment on a half million dollar loan amount—the \$500,000 that Easter-Wells said was the maximum we should borrow—at 6.5%—the best interest rate I have seen from US Bank—would bring the annual principal and interest fee to about \$41,000. This would require a 15% increase in each person's annual pledge each year for 25 years. These numbers assume a 25-year amortization, which is a long amortization period, according to some information we have been provided.

**Number 3:** These numbers do not consider the costs for staffing, parking lot maintenance, and similar costs. I'm sure some costs of the new facility would be less than for this facility and some costs would be more. I have made no attempt to study those costs, and I cannot quantify them.

**Number 4:** I believe if the congregation wants to build a new church, we should first determine whether we can obtain the necessary funds before taking on other steps, including going into debt to buy a different site.

**Number 5:** Simply holding a vacant site will require a loan, I believe, and substantial periodic payments. For example, a \$300,000 loan at 25-year amortization would require monthly payments at 6.5% of \$2,026 each year (12 X \$2,026=\$24,312 per year) for 25 years.

### **Second Presentation – William (Bill) Nowysz – About Ways to Remodel the Existing Building**

Bill Nowysz started his presentation by saying he had been a member of this Society since the 1970s. Based on a tape transcription of his presentation, he said, "All during that time, I've been looking at the nooks and crannies of this place, including the sanctuary and all the rooms that were once dingy, then got fixed, and then got dingy again. On and on. All during that time, I've been looking for potential—what potential do the various parts have that could be realized, that could be looked into and brought to its full potential. Every site has lots of potential. When buildings are put on it, a certain stamp is put on it, then it is difficult to change and it is difficult to make improvements. But in some cases and in some places, sometimes, you can find ways to make improvements in a building.

"Deferred maintenance in a building is a shame. It's a shame to argue and worry about whether one should spend a lot of money on an old building. It's just like if you don't maintain a car, it eventually stops running. An old building has to have maintenance, and sometimes, you have to put a lot of money into it in order to keep it up to date, to keep it heated, to keep it efficiently run, etc.

"For instance, the window replacement in the RE building—why wasn't that done for many years---many, many, years. It is so easy to do. They can be just pulled out and wonderful windows put in that are much better, as far as energy loss is concerned, etc.

"So when I was asked if I could find potential things that we could do to this structure to maximize its full potential, I asked myself, *Is there something we could do to really make a big difference and maybe to give new reasons for wanting to stay here?* I think this is a wonderful building. I think it is well placed in the community. It has a wonderful history. Changing it to some other place will first of all change that idea of the building. It will no longer be the Society that it is now. So here is my idea sort of lumped together in a few presentation boards. So bear with me for a moment and I will show you what I thought about, as I went through and looked at the site. This is oriented about the same way you are sitting (as you face the east).

"This is the building outline and here is the RE building (see four drawings entitled *Site Plan, View of West Entry, Main Floor Plan, and Lower Floor Plan* in Appendix B). I identified a couple of areas that actually have space to build on. We are so tight all the way around that this area--the courtyard—and this area here also--I am showing a smaller invasion of that space. And also there is space on this side (5 feet next to the Fire House drive). The reason I am saying this is that I was looking for a bit of land to see if a special machine could be used to install a geo-thermal heating and cooling installation for both the buildings. Many schools are going to this. Many residences are going to this. The last three or four residences I have designed have all gone to this geo-thermal system. It is an all-electric system that allows you to drop temperatures and cool it. If even five feet is available here (on the south side of RE building), some space is available here, and some space available here. These machines are vertical machines that drill 300-foot holes down into the ground. It is a little bit complicated, but basically what it does—there are long fingers stuck down into the ground and it uses a liquid to extract that heat and uses it for both for heating and cooling. If that were possible, then these units—and they are basically tanks buried in the ground—would be placed along here. Or they could be placed along in here. Roughly, 24 holes need to be drilled and they could be drilled five feet apart. So let's say that is a given and a possibility.

"I went on from there and asked *Where I would put the new mechanical room I will need?* There are existing mechanical rooms at the two corners, one here and one here. I need a space that would be somewhere in the center of the whole thing in order for it to be easier for distributing duct work, and so on. So I chose this area right here.

"Then with that idea, I decided one of the best ways to get 1600 square feet of area is to close in the courtyard and link the floors together, excavate underneath here, and basically extend these floors into a new space that is all under here, and get additional floor space upstairs that will link the sanctuary and the office area basically on one floor. And looking at that, I thought the best way to close that in would be with a giant skylight. If you were to connect this area on the roof with a framework and basically glass it in, you would create an atrium underneath it, which I thought would be a wonderful way to create a west entrance to the sanctuary.

"When this area is closed in with a floor, I thought that a new entrance here, or here, would be possible to come in on the ground floor at it exists now, keeping the stairways as they are, without any disturbance there, but yet connect these two floors by this form here with a stairway coming down here; a new one-floor coming down here for people coming in. I would create a curb cut and a drop-off area--at this point, so that cars could get out of traffic so that people could get out of the cars or be picked up. Then this glass area would extend from here to here to here over the entire area. Once I did that and connected the floors together, I began to think about how is it possible to expand the sanctuary to make more seating and do it in a more efficient way and do it in a way that will put new life in this whole space. This one solution consists of a raised altar area, in other words, raising it by one or two steps in this area; creating a lower space—which is existing space around it, using the Fireside Room and the new gained area of the courtyard to create a semi-seating in the round around the altar space. By adjusting the new pews, padded pews that are more comfortable to sit in, around this area, taking out the large columns and replacing them with small columns, we have a better space.

"Also, to aid circulation, I am proposing adding a new wall, very similar to the one that exists there, and putting in a side aisle so that at the top of the steps one could go to the left or straight into the narthex or to the side aisle in order to gain entrance to the seats. The same way, when one comes in from this side, one goes up these steps or up the elevator to come into the narthex from this side or one could go straight in through the gathering area, which will be formed here into what I call the *overflow*. It is a place for wheel chairs and so on for overflow to be in this area—basically, a nerve center. This is also overflow in here, because when you created this area, this will be more comfortable and closer into the action than having a very long narrow seating area.

"The gathering area consists of coming up the steps. There is a balcony-like space that looks down half a floor into the entrance. This is like a connection between the minister's office and the office space here. I'm taking some space out of the office space right now, but I am also taking the storage area and relocating that in order to make the office space all in one--storage space and all. This would be glassed in so you could see if a person is in there or not. Also, it makes easier access to the heating rooms here and circulation around for the elevator there and all the way around. And I just thought that gaining 1600 square feet in this area sort of unlocks the puzzle that we have had about communicating between the two buildings and it brings us all together in a much better way. I think that is an improvement; I think this is a real find in making this happen.

"I didn't make any cost estimates, but I know it is possible. It is possible to do it on an incremental basis, year by year, by first closing this (the courtyard) in and doing the excavation. Then maybe we could do the new air conditioning/heating system as a second phase and so on. This is a separate amount of work that could be done also.

"I can give you one statistic about the geo-thermal system. I just installed a monster geo-thermal system for a facility that will be similar to this that was \$86,000. I would say if we plan a \$100,000 for an installation here, that would be a fair amount of money to consider, then a new totally modern heating/cooling system would be there. One of the nice things about it is that it makes the facility all electric. This means that we get much better rates from the electric company, and it literally reduces the operation costs by half. This is no joke. I put this in my own house, which is 3200 square feet. It cost me \$11,000. But I had an existing heating system, so the duct work was there already. Here we will have to address the question of getting the air to the different areas. One of the ways that I was thinking that could be done here—because this lower hall floor is lower than the courtyard floor, and when we are excavating the courtyard, we could excavate it to even below this lower hall floor because there is a cavity underneath here. So if that's done, the equipment, being in the equipment room, the duct work could go under the floor (of the lower hall) and come up into the upper portions of it. This way we could remove this floor and take out all the mildew and all the things that are down there." (Chuckles at the thought about what all might be down there with the mildew.)

"This space here is what I have just talked about and that's why I have this here, because the mechanical room is right there. And stair access up to the floor on this side of the building is necessary and by the same token, we need to be able to

get to the other side over here. Because we have good high ceilings there, we can run duct work across the ceiling in places to the other side over the existing rooms to the hallways.

"One of the good things about this--it is a low velocity air system. The air will slowly circulate. One of the worries that I have (about the existing area) is that without any slabs or anything else underneath the cavities that are underneath the floor, there is the potential in Iowa to accumulate radon gas, and, especially, if there is no air circulation at all. It is a gas that sits low, is invisible, and you can't smell it at all. So it is not a good system to have when you have no circulation of air. So this new system will cause a certain amount of air movement each hour in order to slowly move the air around about because it relies, as I said, of a low velocity air system to deliver the heat or the cold air to different areas.

"Once--let's say this is done--I felt the need to do a little sketch to show you what the new entrance on the west side would look like." Questions were asked later, after the third presentation. (Copies of Bill Nowysz's sketches are in Appendix B.)

### **Third Presentation -- Dorothy Paul – Research on Other Downtown Churches That Considered Relocation**

Dorothy Paul began by thanking the Board and the Vision Committee for providing us all the information on what they have accomplished. "We really appreciate their cooperation for providing all this information to us. I want to just give you a few highlights of our research so we will have plenty of time for questions." (Copies of their full report were distributed after the meeting and are still available on request.) She acknowledged Ann Bovbjerg and Jeannette Carter who helped her to collect information about how other churches in the downtown Iowa City area had handled the question of whether or not to relocate. The five churches for which she presented research included the First Christian Church, the Congregational United Church of Christ, the Trinity Episcopal Church, St. Mark's United Methodist Church, and St. Thomas More.

**First Christian Church.** The First Christian Church, once located downtown on Iowa Avenue, is now in Coralville near River Heights at 900 Lincolnshire Place. The minister, Rev. John McKinstry, said the original sanctuary and RE buildings were built in 1968 and 1958, respectively, on the site of an even older church built in 1853. They found the building was invisible to the community--people just couldn't find it. When Iowa Avenue was widened, most of their parking was taken away. Members were asked, 'What do you think is the mission of the congregation?' I noticed that many of these churches went through the same process that we are going through right now. Based on the survey, they developed a mission statement and hired a consultant and developed a 200-page report, which addressed several factors, not just relocation. For example, the new building now houses a HACAP Headstart Program for about 16 children and HACAP has approved the site for up to about 30 or 32 children. Finding a site for such daycare was part of the mission. Before acting, the church was committed all along to working toward consensus. Only members present at meetings could vote and a 2/3 majority was required for approval. Before the final vote to relocate, a survey was done to determine financial support for the decision. The final vote showed that 87.5% of members present approved the plan that included relocation. So in 1998, they purchased land--12 1/2 acres purchased for \$310,000. With lawyers fees and other incidentals (reshaping the land, putting in sewers, a water supply, etc.), the total for the land came to \$350,000. During the 5-month building period, services were held in the Congregational-United Church of Christ building. Starting in 2001, the building was completed in 2002. The minister said the church has a \$900,000 mortgage for 15 years. Mortgage payments are \$9,000 per month. I quickly computed--that adds up to \$35,000 per year of interest. These monthly payments are in addition to the yearly Sustaining Fund drive. They have 125 pledge units. (Laughter. Someone said, 'Maybe we could do that.' More laughter.)

**Congregational Church.** The Congregational Church--United Church of Christ is located on the corner at 30 N. Clinton Street. The minister is Rev. Bruce Fisher. In 1994, a consultant was hired to develop long range plans and to assist the congregation in making the decision of whether they were going to stay downtown or relocate. A mission statement was developed. Resources, the church's investment in the intellectual climate of the community, and the constant requests for the use of their building helped to answer the question of whether they had to be downtown to carry out their mission. In 1999, the congregation considered buying a piece of property on Scott Blvd but the decision was made that the church is not in the business of being a "bank" and that financial investments are not their mission. The factors considered for moving were (1) no parking; (2) they wanted to accommodate needs of tomorrow; and (3) some members pushed for moving to become a new church and grow. Factors considered for remaining at present location were (1) members were invested in the style and ambiance of the church building; (2) the intellectual orientation for teaching and learning; (3) the experiences of churches that did move from downtown Iowa City were not all successful--for example, the First Presbyterian Church once located in Old Brick but now located on Rochester Ave is no longer a college-related church--its style has changed; and (4) the question of what percentage of the membership would be lost. Their 2003 survey asked, "*Do you see our mission as being downtown?*" Of those who responded, 97% indicated a desire to remain downtown. Rev. Fischer believes that churches are dependent on The University of Iowa. He said, "When the University prospers, churches do, too. The present UI budget restrictions have resulted in a 10% turnover in church membership."

**Trinity Episcopal Church.** Trinity Episcopal Church is located at 320 E. College St. In the 1970s, The Vestry, consisting of 12-14 individuals elected by the congregation to make church decisions, decided to sell and build a new building away from

downtown. Few questions are ever put to a vote by the entire congregation. Those who don't like a particular decision may appeal to the Vestry. A group of members came to the vestry to challenge this decision, using two arguments used: (1) the historic nature of the building had been ignored and (2) strong feelings about retaining downtown visibility. It was decided that the entire congregation should vote on this important decision. The vote reversed the Vestry's original decision. During remodeling, they used the Masonic Temple. Later, in the 1990s, major repairs were needed and the issue of moving was brought up again, but was not seriously considered. A fund-raising consulting company was hired to guide the money raising. Starting with a modest bequest of \$100,000, they managed to raise \$2 million before renovation at the original location was completed.

**St. Mark's United Methodist Church.** St. Mark's United Methodist Church is located at 2675 E. Washington St. Over 50% of the congregation recently voted to purchase acreage in the county east of the City boundary, but for now, they have not moved or built a new building. In the existing location, parking is a problem and with 818 members, it is often crowded. About 334 attend Sunday services. Currently they hold 3 services and the minister preaches at all three. The 2002 budget was \$437,000, covering all salaries, operations, denominational operations, and missions. Rev. John Caldwell has been the minister since June 2004. Decisions about moving and land were made under the leadership of the previous minister. St. Mark's has a daycare and a before-and-after school care service, organized by the church and run by the caregivers. It also has other church study groups and is used by community groups. Rev. Caldwell says the congregation reflects the neighborhood—teachers, middle-management, and health-care professionals.

**St. Thomas More Church.** St. Thomas More Church is located at 405 N. Riverside Drive. The priest is Father Wally Helms. For 10 years, Iowa City area Catholics representing the four parishes formed a Vision Committee to consider expansion. This committee recommended to the Bishop that a parcel of land suitable for a future church be purchased in the Northwest Corridor just off the 12<sup>th</sup> Avenue N. Extension in Coralville. After 8 years, four parishes--St. Wenceslaus, St. Patrick's, St. Thomas More, and St. Mary's--each contributed \$50,000 to purchase this 15 1/2 acre site. The limitation of available priests meant that a new facility could not be supported. In view of this limitation, St. Thomas More church members considered relocation to the new parcel. However, in 2002 in a final vote 60% of members, St. Thomas More decided not to relocate, but rather to remain in the present location.

(Note: You may obtain the complete *Downtown Churches Report* by contacting Dorothy Paul, <dorothy-paul@uiowa.edu> or by calling 338-1230. Please share your complete mailing address when making this request.)

#### Fourth Part – Open Discussion by All Present - Led by John Hayek

Charity Rowley asked John H how many acres he assumed would be required or sought if a new site were to be purchased. "You assumed \$300,000 but how many acres would that be?" ANS: John: "I assumed 5 to 10 acres but I did not price them in any detail."

Lee Epley asked Bill Nowysz if he could see any increase in space at present location for RE. ANS: Bill N said, "Yes, there is a potential area" as he pointed it out. He said the new furnace room or boiler room would not take so much room and there would be a new area of perhaps 16 by 32 feet that could be used as classroom space."

Dale Bingham said he heard Bill N mention wheelchairs and stairways and retaining the stairways. I'm a little concerned as to whether you would be making the building handicap accessible. ANS: Bill N said, "Yes, I would make it handicap accessible because this is a non-grade entrance. And right at this point is a new elevator that elderly and people in wheelchairs could use to come up. Dale B asked if the elevator would hold more than one person. ANS: "Yes, the elevator would be *church size*." (Laughter)

Doug Wallace asked if Bill N looked at the Novak plan for renovating the church and at the cost estimate. ANS: Bill N said, "Yes, I did."

Doug W continued, "What are you doing that is different from what they proposed and if we were going to renovate, why wouldn't it be \$1.8 million? Or do you think their cost estimate is high?" ANS: Bill N said he hadn't made a cost estimate that would involve doing everything all at once.

Doug W continued, "I realize that the cost to get us where we wanted to be, according to the Novak report would be \$1.8 million and the space we gained is pretty small. I just want to make sure that people understand that."

Bill N said, "The Novak report threw in the KITCHEN SINK. Everything suggested to them was realized. And everything was done all at once. I don't think that closing in this Courtyard and doing the new mechanical system is going to be anywhere near that amount of money." Doug continued, "Well, I'm not arguing for it. I just said there is a cost factor to consider. And so to me, I think we ought to realize that if we put \$100,000, \$500,000, or \$600,000 into renovating this building, and if in 10 years we have grown to be 500 people and need something a lot bigger, we need something a lot bigger, we will never get that money back if we sell--because place is just a piece of property. Any improvement we make to this building is lost. So if we put a million dollars into renovating this building and if in 10 years, we have already asked the congregation for money, we've already asked the congregation for money. This point has never come across

very well—that if eventually, you want to sell this building, you will not recover it.”

Someone else said, “There is another way of saying that: If we do decide to put money into this building, we’re making a commitment of \$30,000 to \$40,000 a year. We’re here for the long term—the next 40 to 50 years.” Doug W said, “Yes, whether it’s staged or all at once, we’re here. Any improvements we put into this building are lost. So if we put a million dollars into this building and in 10 years we’ve grown to be 500 people, we want to go into a new church. If we do decide to renovate this building, whether it’s staged or all at once, we’re here for the long term. So, I’m not arguing one way or another.”

Charity Rowley said she didn’t see anything in the reports about insulation in the RE building. “Did you look at that, Bill?” ANS: Bill N said, “Yes, I did. When I mentioned windows before, I would suggest that if windows are replaced for better windows, that wall insulation be done at the same time. And if the roofs are replaced, that additional roof insulation be put on.”

Charity said, “Including the Sanctuary?” Bill N said, “Well, if there’s a way of doing it from the top, not from underneath.” She then asked if we could get the mold out of the building. Bill N said, “One of the best things to do is to keep the building ventilated and heated. But to get it out, that’s difficult; it’s there everywhere. It’s in your house; it’s everywhere. It’s the conditions it gets under that propagates it, so that’s what we must stop and not encourage those conditions to be here.”

Someone asked, “Do you anticipate moving out on the lower level to the north side, just as we do on the upper level? I think people also consider this (the lower hall) to be a small area.” Bill N said, “I had not considered that but it could be done. Because the footings are there, it would be far less expensive to work where it counted most.”

Ann Bovbjerg said when the Novak plan came out, “we heard this building could be re-done for the same amount of money. But I don’t recall seeing what could be done and I don’t recall seeing any drawings of it. I don’t know whether the \$1.8 million was arrived at—why the Novak group was asked to do this, this, this, or whether they were asked for the \$1.8 million could you renovate. So I don’t know what the Novak renovation scheme was.” Bill N said, “It came after a set of requirements that came from the RE teachers and everyone else. There was a program that the Novak group was given and they followed.”

Doug Wallace said, “I can quickly answer that. Maybe Charlie could do it better, but the Novak group did go through and got a cost estimate for renovating the building of \$1.8 million, so then we said, ‘*What could we build for that amount in a new facility?*’ So that’s where the 13,000-square foot facility came from. The reason the 13,000 square foot facility would be adequate is that the sanctuary would be a dual-purpose now—a meeting room. However,

that site could be easily expanded. So the 18,000 square-foot that John spent so much time focusing on was totally unfair—to spend all that time focusing on 18,000 square feet. That was what we would have ideally liked to have built if we had all the money in the world. And then when we realized that we had cost estimates for renovation, we would build a 13,000 square foot facility. That drove the number. You have heard a one-sided presentation that was totally on the financial side, a doomsday scenario, about how much money. If you have any interest in this process, read the Novak report—comparison between a new building and renovating this building and the pros and cons. It is really good. I’ll bet there are very few people that have read that. It wasn’t mentioned to them that there was a really good pro and con evaluation, and it is really important that if you have an interest in this subject, that you study this.”

A woman asked, “Can you provide us with that?” Doug said, “I think you have it. I think we have tried to make it available.” (Note: For the CCU, Marguerite Oetting recently assembled various papers into a notebook in order to have one office copy that cannot be taken from the Administrator’s Office; Oetting also made a \$29.00 duplicate copy for members to look at by taking it into the UUSIC Library.)

Charles Cutler asked Bill N, “What happened in your plan to the fireside room? The Worthley Club always meets there before dinner.” Bill N said, “In my plan, I incorporated it into in-the-round seating. The Fireside Room is still there but it has pews that are set askew. There is a Gathering Room at the east end of the atrium would serve that purpose.” (The atrium would go where the courtyard is now.) Bill N pointed out on the charts where the Worthley Club could gather in the Gathering Room, the area near the east end of the Atrium. “It will be right there.” Someone added, “And there’ll be taps for sherry.” (Laughter)

Jerry Nordquist directed a question to Bill N. “The sanctuary has always been so dark. How would your plan affect the lighting?” ANS: Bill N said, “I’m glad you asked. That was one of the first things that I thought about.” He pointed to his charts to show how his proposed plan is pretty much glass except for columns. “I’ve taken out the wall on this (south) side, except for the columns, and I’ve taken out walls on the other side except for the columns. In addition, I did skylights right here. And new skylights would be put in near the peak in between our beautiful rafters and beams that are there. This will let light into the sanctuary from the south side, and new light will come in from the north side and from the skylights.”

Someone asked, “How many seats would you gain with this?” Bill N said, “We gain around 50 seats.”

Virginia Stamler said, “In remodeling the kitchen, we ran into plumbing problems. Can this be redone?” Bill N said, “Absolutely. I think this is sort of deferred maintenance. Plumbing--as with heating systems--all these sorts of things waste out. Eventually, we will have to do all the bathrooms. They need to be completely redone. New fixtures, new

plumbing where it is needed, faucets, all that sort of thing. I think that definitely needs to be done.”

Ricardo Sauro asked if Bill’s proposed plans could be done in stages. Bill N said, “Exactly. A lot of this is deferred maintenance. But we would do a *Master Plan*, and say, we want to do this, we take it in stages and finally realize it. What we don’t have here is a Master Plan for Growth for maximizing our own potential. That could be spread over several years.”

Someone asked how many years, to which Bill N said, “The Chinese plan is 5 years, maybe.” (Laughter)

Dale Bingham said, “You have more or less defined a congregational meeting as something that happens upstairs in the sanctuary on Sunday. That is my assumption. This is not a congregational meeting. There are about 50 or so people here tonight. That is one quarter of the whole membership. You (the CCU) have been highly critical of the congregational meeting and how they are conducted. How specifically do you structure a congregation-wide meeting – and I quote—at which you *assure that all members of UUSIC are given an opportunity to express themselves, ask questions, and listen to and hear each other speak their own minds, and provide information to others in the congregation?*”

John H said, “My answer, Dale, would be to have meetings like this so that everyone could say what they want to say, where people are not limited to 60 seconds for their comments—meetings like this. This is not a congregation meeting. We didn’t want to have to have meetings like this. But we have not been accorded the opportunity to have such meetings. For example, I took 30 minutes—and some don’t like it—but I took 30 minutes to explain things that I think were very important financial ramifications of these decisions. I could not do that at the Congregational Meeting provided by this Board. That’s why I, for one, am glad our committee is providing that opportunity. We will not be voting here. The votes go on in the Congregational Meeting. But the Congregational Meeting at which everyone is entitled to have their opportunity to speak and have their say is very important to the democratic process, and our church is fundamentally dedicated to the democratic process. And I think we need to follow it.”

Dale B said, “I agree with that. And I’d like to call your attention to the fact that the last planning meeting was followed by three workshops. I attended all three of those workshops. And if you’d like, I’d like to see the hands of all those who attended those meetings. There were four of us at the first meeting and two of us in the second meeting. The third one was in the fireside room and there weren’t that many.”

John H said, “That’s the problem with that sort of meeting. If it is a congregational meeting and people know there is a vote that’s going to be taken at that meeting, then they know that if they want to be heard or if they want others to

hear what they have to say, they know they have to be there. These planning meetings that you are talking about where there are one, two, three, four, or five people, people can talk at those meetings, but no one is going to hear them, because there are very few people there.”

Charles Eastham asked Bill N about the elevator he mentioned. “Is that a new one?” ANS: Bill N said he was talking about adding a new one. “There would be two elevators. The new one would be between the entry level and the main floor. Half a floor. We need one near the entrance.” Charles E said his main interest was having an accessible building. “I think a one-level building is most accessible.”

Someone asked, “What’s wrong with elevators?”

Charles Eastham said, “Another concern is having more classroom space or community space or sanctuary space. Also, *phased* can be applied to a new building by buying the site first, then building later.”

Cecelia Bingham asked if the cost of remodeling, according to Bill’s plan, would cost more than a new construction. She recalled that if you do things in bits and pieces, that certain things like excavations that would cost more. Bill N said, “Certainly, remodeling an existing building costs more than a new building, but I don’t have specific costs. The first square foot will be very expensive compared to later ones. Because we have an existing superstructure, existing stairways, everything that is primarily good. I am just worried about the spaces that we have not maximized and spending money there, and I think that would be less in the long run. And it would give us more for the money.”

Cecelia B. said, “I’m talking about comparing this project if done all at once versus in three or four stages. Novak said it would cost us more if we did it in several stages. You don’t even have a price on all of this.” Bill N said, “These are just ideas. I didn’t come prepared with cost estimates on all of this. I just wanted to talk about what could be done to maximize the potential of this place.”

John H pointed out that Bill N had provided a great deal of information and the fact that he didn’t have all the estimated costs should not diminish that fact. He said the Novak group was paid \$13,000 for their work. “Bill is a volunteer. I am a volunteer. Dorothy is a volunteer.”

Sue Epley told of an experience of doing a window at a time. “One if the things you have to think about if you do it all at once is that you can’t use the structure while you’re doing it. You have to find another space. When I think about this, I recall a house we had that needed all new windows. We decided to do one window at a time. We didn’t have to move out, but we got it all done. So one of the benefits of doing things in stages is that you wouldn’t have to move out. One of the things I like about this plan is that I think you wouldn’t have to stop using any significant part of either building for a long time. I also am very leery of large debt

taken out. If you are asking about the cost of doing it piecemeal versus the cost of doing it all at once, you have to also figure in the cost of servicing the debt.”

Charity said, “I want to plead for RE rooms. We really need more religious education rooms. If we stage it with the idea of buying land, \$300,000 comes out to about \$1500 per pledging unit. We could get that part done then go ahead with the rest, if that’s what we decide to do. So that’s a possibility.”

Gerry Pearson said, “I’d like to make some comments, really about why I’m here at the meeting. Sue and I live in Muscatine. We don’t come a lot but we continue to pledge—not a lot. Some pledge a lot more, but I’m sure there are lots who pledge less. I got a few notices through the mail about meetings or little workshops. I don’t come to every service, and I didn’t come to those meetings (the cottage meetings). I’ve waited until I thought there were some real options—some action was possible. So I went to a congregation meeting but was cut off after 60 seconds. Actually a little bit more than 60 seconds, so I was cut off. I was thinking back to when I first joined the Society in 1974. In those years, we had some financial difficulty. I was Treasurer for two of those years and I recall when things were not so rosy. My basic reaction to that congregational meeting was that, well, *I’ll wait to see what the Society is going to do to see if I can afford to stay a member.* And that’s why I was so happy to see that this (tonight’s) meeting was going to be held so I could hear what viable alternatives existed and what the financial situation would be.”

Jerry Nordquist said, “If the congregation decides this building is not sufficient, maybe there is something to be said for buying land—\$400,000 or \$500,000 would be a considerable sum.” (Many voices all together.) Jerry continued, “I called the assessor’s office about the tax (on such land) and they said tax would have to be paid until an operating church was there.”

Lee Epley asked, “Someone suggested at an earlier CCU meeting that you check with the city to look into building out over the parking lot. Did you follow up on that?”

John H said, “No, that came up in one of our meetings. I think you were there. We did not follow up on that. We wanted to be very careful that our committee does not interfere with anything that the Board is doing. So we simply did not. I suppose at some point we could, but before we would do that, we would want to be sure the Board had no objections to us doing that. We are opposed to a lot of things the Board is doing, but we are still Unitarians, and we don’t want to make life difficult for the Board. And they are just like we are. They are volunteers. This is a long answer to a short question, but briefly, no, we did not follow up on that.”

Pat Ephgrave asked, “Could the new elevator serve all levels and then we could just have one?” ANS: Bill N said, “Yes, it can be placed such that it could do that. I took the more

economical direction because we do have an elevator that serves all of the levels. It can be improved upon. The guts of it can be replaced with a new mechanism so it will function better because I think there have been some problems with it. But I have chosen to go with a one-floor elevator to get people from the entry level to the main level. Then from there people could go to other levels.”

Dee Norton said, “Either way we slice this cake, it still looks like it would be expensive—a couple of million bucks. The question is—and I know we haven’t priced this one out and either way, if we do some phasing—it still looks like a couple of million dollars. Let’s say over five years we do one or the other. Then what position are we in at that point. It doesn’t look like we are in a very good position for the long haul. I love staying here. I even love the smell; it smells like my grandmother’s house. I love the plan Bill has, and we’ve talked about it a lot. But it is tight, and there’s no where to go. Now I’m not thinking that we are going to have to accommodate 1500 people a Sunday—I don’t think our growth history suggests that anywhere. But we’re tight with what we’ve got coming in five years. So that’s my position. So am I wrong or are we talking \$2 million bucks either way?”

John H said, “Well, Bill said he has not priced out what he has, and I think he has done a tremendous job in coming to us tonight with what he has. Again, as a member of this congregation, he is just a volunteer. Whether it would cost \$1 million or \$2 million, I don’t know. But, I disagree with your point about stages. You might buy the site. But you’re not going to put the parking in one year and then the foundations in another. This plan allows us to do things in stages as we can afford it. So yes, the staging or phasing pretty much marries us to this site. That doesn’t bother me. I like this site. Many others do. I not only like the facility. I like the location. It’s just about as close from my house to here, from your house to here, everybody’s house to here.”

Leslie Marshall commented on the current changes going on in downtown Iowa City re: *urban renewal*. “I’m excited about having this church be a part of the *urban renewal* that is happening.” John H agreed. “The urban renewal is one reason I think the \$550,000 estimate is low. Downtown real estate is high. But I think we basically have one buyer, and it’s a limited one-use facility.”

Margaret Richardson said, “I think Unitarians need to be visible. They will not be visible if they’re in the woods. There are fresh empty minds walking by here every day and they see this place.”

Lois Hughes said, “I wanted to ask Bill if there is a possibility of raising another floor in the RE building?” Bill answered, “I haven’t looked into it, but it is expensive and I doubt that the existing footings would be able to support another floor. So, no, I wouldn’t even consider that.”

Doug W said he thinks this congregation can grow much larger. “This issue of growth bothers me. I would like to get some number for how many this building can accommodate

in the sanctuary and in RE. Just remember when we are thinking about new members. With 30 new members at \$1,000 per pledge is \$30,000. And that can pay off a lot of mortgage. You were talking about growth. We have said we anticipate we can be a 500-member congregation in 10 years, the question is can we accommodate them." ANS: John H. said, "Our committee is not against growth. The question is *where do we grow*. And I would make the point that we have grown nicely in the last few years and we've grown here."

Dale B asked, "How many members do you (the CCU) have?" John H said, "Dale, we don't have a member list. We have people that attend our meetings. Some are for us and some are not for us. Anybody is welcome to come. Those minutes are available. You can ask Gail McLure for minutes and she will be happy to send them to you."

Dale B said, "You have no objections as to having them sign commitment papers or anything of that nature?" (Laughter) John H said the minutes of every one of our meetings are available. Gail has them and she can email them to you or otherwise get them to you."

Peggy Houston said, "I don't have to sign commitment papers to go to Worthley Club." (Laughter)

Dale B said, "I want you to know that when the decision-making time comes, I will be following through on the recommendations of the Board and the Vision Team with the understanding that they are considering more options than you have brought up tonight."

John H said, "And, Dale, I will just say for myself that *it depends* on whether I am going to follow through with the recommendations of the Board. It depends on whether they make sense to me financially, aesthetically, and otherwise or not and because I am a member of this congregation and I have a right to my own opinion. I have a right to express it. You can disagree with me if you wish, but one big benefit I see of this meeting tonight is that we have all been hearing each other talk."

Gail McLure said, "I'd just like to respond to Doug Wallace and others about whether we want to grow. Yes, we want to grow. We lived in Champaign-Urbana in the 1960s. They had two Unitarian churches. I've noticed that the Methodists—if there's a spot in town where a few new houses appear--they start a new church. To start, they may find a store front to meet in for a while. Then later as they grow, and they find or build a church. And another church. And another church. Our son is a UU at heart, but he married into a different religion (Methodist), and he and his wife and a handful of others started a new church in an empty store front out toward Sycamore Mall. It was a little place where we went to occasionally, when John R, our son, would play his guitar and sing, or something. So it is possible to grow even beyond one church per town. Some towns have several UU churches. The towns may be a little bigger than this one, but we can grow."

Ottillie Blodi asked, "I don't think we even know how much we are talking about getting from this organization for a new building?" ANS: "No, we don't know." Ottillie B continued, "Could we send out a letter asking people to put down a number they might be willing to give—either new or old, without a name and mail it back. Then we would have a number to think about. As it is, we are in the dark. I'd like to know how much money we could expect."

Betty McKray said, "If we go into renovating this building and trying to expand it, what problems are there about fire safety. I am concerned because when I used to be RE Director, we were very interested in possibly having a pre-school during the week. So we looked very carefully at what it would take to do this. At that time, we were told that the fire marshal would not approve a pre-school because we didn't have a sufficient number of exits, as I remember. Well, I'm told that because we are a church, we don't have to follow the same rules. But I am still concerned about safety for ourselves and our children in these buildings, if we are going to remain here. The question is whether it is a consideration of fire safety."

Bill N replied, "Recently, in the last five years a system is on the market that has vinyl lines and sprinkler heads that are embedded in dry walls. The city inspections department is seriously making that system mandatory for residences over a certain number of square feet. Now, the reason they are considering that is that those systems are *inexpensive*. A normal sprinkler system is very expensive. This new system is based on PVC pipes, flexible pipes that are put in during construction. They are also easy to put in after construction. They can be put on the surface and an additional layer of drywall put down, so that this sprinkler system is basically sandwiched between two layers of drywall. I've just installed a system that is close to 5,000 square feet—it's a monster house—it's pretty big, and these people could afford to do it. But considering that this was a \$2-million dollar house, this sprinkler system was only \$18,000. So that is not a whole lot of money. And I think if we are considering serious remodeling, then we should look into that. That's a possibility where we could do a lot of good."

Dorothy Paul said, "We all seem to talk a lot about growth but we talk very little about attrition. I think the figure that was given to me was 10 percent per year. Is that right, Nancy?"

Nancy Haley said, "In a congregation of this size, that would be right. If you are not replacing any of those members, then that would be true attrition. We have been replacing members in a way that our net growth is 5 percent a year."

Dorothy P continued, "Another issue not yet mentioned is the environmental issue—buying land and covering it with concrete and not realizing the *environmental costs*."

Kenn Hubel said, "It seems to me the most important piece of information we need if we are going to act on a piecemeal way of increasing the size of the building is to get some

estimates of what the costs would be to build the central structure, and what is the sequence? What should come first? What makes the most sense? What would that cost? I find Bill's proposal very appealing because I love this place as most people do. And if it were possible to create something that is serviceable for 20 to 25 years, then I'd like to see us stay here. I think that we need that information. I think Charity's point that there is an urgent need for space for religious education is a very compelling one. I inferred that John thought I was skeptical of this approach. I fully support it, because this is a Unitarian Universalist Society. We all have to benefit when information is presented. We can contend with each other and then, ultimately, the truth will emerge, all brilliant and shining."

John H. said, "We can keep going, but I would entertain a motion to adjourn. It's 9:00 PM and I'd like to point that out. Nancy, would you like to say something?" Nancy Haley said, "Before you end your meeting, I would like to make a pastoral announcement." John H said, "Do you want to come up here to do that?" Nancy said, "I'd like to do this when we are really all done."

Sue Eberly said, "In another meeting, it came up that this building would be celebrating its 100<sup>th</sup> anniversary in about three years. The conservation consideration that Dorothy mentioned is important. I think tradition is important. I think the way the congregation responds to this issue is important, because of what it teaches our children about how we feel about growth and tradition and conservation."

Gerry Pearson said, "In connection with that, I'd like to make a comment. I have not been a Unitarian forever. If someone really does have a relatively traditional background and if they see a modern building off someplace—a Unitarian one, they may not pay attention. But *this building looks like a church!*" (Laughter)

Someone asked, "I was wondering if there is information about other churches who conduct RE offsite." John H said he just didn't know.

Someone asked, "Have we ever had a report about what the space needs are for RE and how much we are missing?" John H said there is a lot of material in the notebook we (the CCU) were given—a lot of data about that. The answer is yes. There is quite a bit of information."

Richardo Sauro said, "You want a motion to adjourn? I move to adjourn." Someone seconded the motion. Some said there are others who want to talk. John H said, "There is a motion. I'm going to take a vote. If there is a majority, we'll adjourn. All in favor of adjourning please raise your hand. All opposed?" Someone said it takes a two-thirds majority. "I think we'd better count. We don't have the two-thirds. We're not adjourned."

Linda Fisher said, "I just have an observation. The Police Department is right over there. The Fire Department is right over there. Is there a safer place in this town?" (Laughter)

Charles Read asked, "What would be done first in staging of the costing and so on?" Bill N said, "What I probably should do next is spend some time on this to divide it into phases (stages) and put some numbers with it. That's what I should do next."

John H said he was going to let Nancy Haley make her announcement. Nancy H said, "I see some people leaving, and I will announce this again Sunday, but I just wanted to let you know that Kitty (Kathryn) Carroll's husband, Basil Thompson is in a hospital in Richmond, VA. He was conducting a workshop there and he is critically ill. There will be more information on Sunday. If you are connected to Kitty, they have access to their email. Their family is in Lynchford, VA."

Dorothy Paul said, "I want to thank Peggy Houston and Marcia Nagle for the cider and cookies. Please enjoy it before you leave."

Someone said, "This meeting has been very interesting and helpful," and asked, "But now what happens next?"

John H repeated the comment for the group and said he didn't know what would happen next. Maybe our group will go back and talk about whether we should have another meeting. I think maybe the Board also wants to have meetings. So we really don't know what will happen next. Stay tuned."

Applause and calls of *Thank You* followed. Several stayed to chat with each other and to enjoy refreshments.

Gail McLure, Recorder

#### APPENDIX 1

*Thoughts on Financing Building Programs: Ten Guidelines for Borrowing*, by Lyle Schaller, from the packet of materials, *Building Analysis and Proposals*, provided by the UUSIC Board and the Vision Committee to the CCU for their work. - p. 14

#### APPENDIX 2

Four drawings of plans for the UUSIC building by William Nowysz from which he prepared large display posters for the October 28, 2004 Open Forum at the UUSIC ---William Nowysz & Associates, 421 East Market Street, Iowa City, IA 52245

A. Site Plan B. Main Floor Plan C. View of West Entry D. Lower Floor Plan - pp 15-18

**Minutes of the February 28, 2006 Winter Forum for the UUSIC Congregation**  
**Sponsored by the Committee of Concerned Unitarians (CCU)**  
**Co-Chairs – John Hayek and Dorothy Paul**  
**Speaker – William Nowysz, UUSIC Member, Former Building & Grounds Trustee, & Iowa City Architect**  
**Plus a Report from Lee Eberly, Recent Building & Grounds Trustee**

The 2006 Winter Forum, the second of a series sponsored by the Committee of Concerned Unitarians (CCU), met on the evening of February 28, 2006 in the UUSIC's lower hall, Channing Hall, with between 50 and 60 persons attending, including Barb Beaumont, Joan Benzinger, Ann Bovbjerg, Jeanette Carter, Chris Coretsopoulos, Jo Cunningham, John Cunningham, Charlie Eastham, Lee Eberly, Susan Eberly, Lori Enloe, Jim Ephgrave, Pat Ephgrave, Linda Fisher, Bill Gauger, Kurt Hamman, Claudine Harris, Pat Hayek, John Hayek, Matt Hayek, Jean Hood, Peggy Houston, Kenn Hubel, Lois Hughes, Marilyn Jennewein, Wayne Johnson, Donna Johnson, Nita Kosier, Diane Martin, Dave Martin, Betty McKray, Gail McLure, Gay Mikelson, Cliff Missen, Jerry Nordquist, Carole Nordquist, Dee Norton, Bill Nowysz, Dorothy Paul, Carrie Pearson, Bruce Randall, Margaret Richardson, Charity Rowley, Susanne Sarlette, Ricardo Sauro, Deb Scheulerman, Virginia Stamler, Faye Strayer, Gordon Strayer, Adam Tatro, Sharon Thomas, Jane Van Voorhis, Doug Wallace, Mark Yuskis, and possibly others.

Co-Chair John Hayek opened the meeting at 7 PM by welcoming all and announcing plans for this—the second CCU Forum, the first having been held on October 28, 2004. He said he would first give a brief bit of background about the CCU and then would turn the podium over to Bill Nowysz, who will talk about the potential—the things that we can do from an architectural building standpoint, a new standpoint, for the facility here.

Hayek said that after the Nowysz presentation, Lee Eberly, a recent Board Trustee for Buildings and Grounds and the person still looking after the Buildings and Grounds functions, “has volunteered to visit with us about some of the maintenance items and things he thinks we need to be thinking about with reference to maintaining our stewardship of this building here, regardless of what the ultimate decision of the Society is. We’re here now and we need to maintain what we have and make it useful and functional.”

Hayek continued, “Following Lee’s presentation, we’re going to have an open discussion of the issues raised by this and talk about some ideas and things we can do in the future and get some input from all of you. We’ll be here as long as people want to be here. To those of you who aren’t familiar with CCU, let me tell you a little about it. First of all, I want to stress this is a committee of Unitarians, not sanctioned or not organized or not sponsored by the Board or the Minister. This Committee is a group of Unitarians that is independent of and separate from, in that sense, the established Board of Directors and the leadership of the Society. We are concerned members of the Society, and we formed ourselves following the May of 2004—almost two years ago—Congregational Meeting. At that meeting, many of us in this Committee were concerned about the procedures being followed by the Society, and what we perceived to be a lack of openness in the decision-making process, particularly the small group meetings followed by one congregational meeting at which everyone was limited to a one-minute limit on making comments about what we thought and think are

very important issues. So this Committee was formed (first organizational meeting) on May 26, 2004. I thought I would read through some of the objectives that we listed for ourselves at that meeting.” He read the following:

1. “Collect and share information and that’s what we’ve tried to do in our meetings and these forums.
2. Petition the Board to explore the possibility of placing the building in the National Historic Register. We’ve not done anything about that. I don’t believe we’d be supported by the Board on that, but I may be quite wrong.
3. Encourage democratic processes in our Society. I think in this area particularly, we’ve had a good response and good success. I’m pleased that the church Board and the leaders of the Society have re-examined the decision-making process. They’ve re-appointed a Task Force. That Task Force, as I understand it in the church bulletin, has recently made a recommendation to the Board and the Board has accepted their recommendations made by the Task Force—which are in my judgment are a great improvement over the previous procedures and do allow for a much more open discussion among the members of the congregation. I think that’s an area of real progress.
4. Maintain democratic operational procedures in our group. Try to maintain *our group* as a transparent, open group.
5. Encourage mailed notice of nominees and items to be voted on at annual meetings.
6. Support open congregational meetings. That relates to the decision-making process.
7. Promote better feedback from UUSIC members and friends, following presentations to subgroups.
8. Provide clear channels for UUSIC members to express feedback to the Board.”

Hayek said, “Those were the goals or issues that we identified almost two years ago. Since that time, we’ve had the first Annual Forum in October 2004. At that meeting, we focused on some of the financial and budgetary impacts of this decision about whether to stay here or build a church someplace else or move somewhere else. We focused on that and some of the things we will hear about tonight. He said, “Tonight we want to look at the **positive things** that we can do to help facilitate our church in growing and hopefully prospering and continuing to be an important institution in our community.

Hayek said, “With this brief overview, I’d like to let Bill go ahead. Most of us know Bill Nowysz. Bill is a longtime member of our Society. He’s donated countless hours of time and effort to not only what we are doing tonight, but in the past in working on building projects for our church. He’s

an able and skilled Iowa City architect in active practice in this community. So Bill, with that, I'll sit down."

### Exploring Our Building's Potential By William (Bill) Nowysz

At the front of the room, Nowysz had set up on easels, several large posters, each containing an architectural drawing of changes he would propose for the UUSIC building. In addition, he had prepared a *Power Point* presentation of building photographs that contained drawings superimposed on the building to show suggested changes and renovations that could be made over time as resources become available.

Nowysz began by saying, "I've been a member of this Society since the 1970's and a Unitarian all that time. All during that time, the building has gone through many different uses or phases. There are evening séances exploring all sorts of issues from drum circles on. (Laughter). This particular room has gone through many uses. During that time, I discovered a lot of potential in this building. So I thought I would ask myself some questions about how I can explore the potential in this building. In what ways, you say?" He began to list questions about the building.

- "Is it possible to increase the seating capacity?"
- Is it possible to improve the aesthetic space?
- Can we make the space more beautiful?
- Is it possible to make the space brighter or to bring light into the center of the building?
- Can we modernize the heating/cooling system? Is it possible to cool with building?
- Can we make the space totally accessible?
- Can we give more space to the RE program?
- Can we become more **green**? What I mean by this is *Can we recycle this building?* It's a **green** thing to do. It's not good to buy new land, build new buildings with new materials. **Recycling** by keeping the building here and remodeling and doing the right things to it. Finding potential in the building is the **GREEN** thing to do.
- Can we become more modern through the use of electronics? For instance, put in systems where we can have power screens, maybe even a Power Point sermon. (Laughter)
- Can we improve circulation between the two buildings?
- Can we give the building a better, more up-to-date modern image?"

Nowysz said, "The answer was YES to all of these questions. I've come up with a number of solutions—things that we could do to the present space, to the present floor plan— that really answer **YES** to all those questions. So my idea about exploring—the reason for this evening—is to **explore the potential of this building**."

"Here's just one solution I've come up with of the number of things we can do to make our building better. Other positive things in here—I always am reminded every Sunday that we have *free parking*. We have a Society that belongs to me. It belongs *in the city*. It is a *town* building. It's a building in the city. It doesn't belong someplace else. It belongs in *amongst us*."

"But there are also problems. There are **problems with our facility**, as I've written down here:" (He began to read from his list. At this point, Nowysz pointed to visuals and *Power Point* slides, four of which are attached to these minutes—or in a separate attachment. Earlier related architectural drawings by Nowysz were also appended to the October 2004 CCU Forum minutes.) Nowysz continued,

- "We have a courtyard that collects moisture.
- We have a problem with circulation.

"But here's a look at the present building." He showed a new Iowa Avenue main entrance. He showed changes in the Religious Education area, in the Courtyard, in spaces of the existing building. So by taking a look at the space between the two buildings, I found that if we take that space, we (can) make it become floor space. It's good that these floors are actually connected at the same level. The architect thought ahead when he designed it. The building next door has stairways that connect. There is a relationship which can be made very easily between these two buildings. The courtyard space between the two buildings is a potential space that we could utilize and make more room for ourselves. By enclosing that space and by putting floor area in there, that expands the seating capacity and provides better circulation between the two buildings. I have a map or a plan here." (John Hayek helps Bill with visuals.)

"I've sketched a proposed enclosure for the courtyard space by building a—basically, a greenhouse-like structure and making it *an entrance and an enclosed skylight for the building*. That indeed will bring light into the center of the building so you can open up the walls on either side—both to the sanctuary or the RE building—and let light in the center. To make that the entrance, or *gathering space*, makes sense to me. So this is an enclosed space. I'm creating a new entrance here and a drop-off area for people to get into the center of the church. From here, you'd be able to use an elevator. You can go into the RE building, or you can go up the stairs into a gathering space that will be here. (He points to the gathering space.)"

This upper blue space is overflow for the main sanctuary. What I've done for the sanctuary is added additional space— *an aisle space*—for circulation on this side so the way you'd come in from a new entry here and a new entry here. You could then access both sides of the space. By taking the pews or chairs and arranging them in a fan shape around a new extended alter space, which is like a platform that is raised, it will come out forward so there will be more space for children to sit or to speak from or to have a musical performance or whatever. The seating could be in a fan shape, including the fireside room, the main sanctuary, plus, the new overflow space which is now the courtyard. That would create a seating arrangement much closer. More people could be closer to the action than was the case before."

“When we talk about enclosing this space, it isn't as simple as just one floor. I intend to have that space excavated so that this floor area can be extended into that space—not by making this room bigger but by creating space over there. There would be storage for the RE building and also to create a new boiler room, or mechanical room. That mechanical room—being right in this area is more in the center of the whole church, and by installing a new heating/cooling system, it would be easier to serve all the areas from there than having the boilers in remote corners like we do now—one here and one in the opposite space. We have a potential geo-thermal field on this side (south side) and the newest way to heat/cool a building—which they are doing in schools now—is to do a geothermal installation. That means drilling a number of holes, which is done by a machine around the space you have way down deep in the ground—you don't need to have much land—and install a pipe that is a loop system, fill it with *glycol*—basically antifreeze, and use the ground temperature or extract the ground temperature to heat the building. It becomes an all-electric installation. It's a heat pump that uses ground temperature for both heat and cold. That's a potential we have here to make our building totally modern and to cool it—which we have never had. You can have that as an improvement, and the potential is there for doing it.” (John & Bill change slides.)

Bill continued, “This is a view from the top as you are flying over as a bird. I'm proposing a greenhouse enclosure over the courtyard, and an enclosure with lots of skylights that's basically an *aisle-way* along the side of the sanctuary that will let light in this way and of course into the center.” John Hayek asked if there was a picture of the lower level, to which Bill answered, “Yes.”

A woman asked, “I understand you are creating space in courtyard. How do the two buildings then correspond? Are these doorways off a corridor into the RE building?” Bill asked John to get the *main floor plan* back on the screen. He said, “The doors here become the connection to the RE building. The doors through here are for privacy because this is for overflow for the sanctuary but there are doors along here to slide open, in case there is a huge crowd all this can be overflow clear to here.”

Someone asked, “How many square feet?” Bill answered, “Altogether, we can gain 1800 sq ft more than we have now. That translates to somewhere around 50 places to sit or pews or chairs.” Someone asked, “Is that 1800 for both floors?” Answer: “That's 900 sq ft for the sanctuary and 900 for storage below, plus I have to add the aisle space on the side.”

A woman asked, “What would the outside of the building on the north look like?” Bill answered, “I have a fairly poor pitch. I did another one later, but you can see that I'm using the brick as it is here and we're pulling this wall out, putting the buttresses there as they are, and putting skylights over it. So there will be a flat roof section that is extended out forward between the entrance and the fireside room.”

A man asked, “Once you're doing that, why don't you go even further and add more space there? Will it ruin the line and you can't do anything?” Bill said, “I don't like to propose something that goes flat across and connects the two. I like

to have it be indented. I think it looks better for architecture's sake. I really don't need it in the floor plan. If this were wider we could maybe use more space here. But how far out—that's still a matter of study and we can certainly decide how we can go out.”

A man asked, “So the 50 seats you're talking about are without people actually using overflow space? Just 50 seats more?” Bill responded, “I calculated based on the area that was there—how many sq ft per place to sit—and I figured that would be conservative—50. If we completely fill it out, I figured there is area enough for 92.” The same man continued, “So if there wasn't super overflow, we could go above 50?” Bill answered, “Yes, exactly.”

A woman asked, “Will that area on the north also be expanded into this level?” Bill answered, “No, I wasn't doing that. This gets into a lot more construction. There is a kitchen here and so on. One could, but for this proposal, I didn't show that.”

Dee Norton asked, “What's the roofline over that north projection?” Bill said, “A flat roof with glass skylights—pyramid-shaped—sort of mimics the triangular windows we have on our roof.” Looking at another slide, Bill said, “See this multipurpose room here? So we're sitting right here and this new space can be expanded through the courtyard to the RE building and we can gain all that space, maybe more than half of it for storage for RE and this part for the mechanical (space).” At this point, John asked Bill if he had shown all the slides.

Someone asked for clarification about the use of the extra space and whether it could be bigger by doing something else. Bill said, “You could. If we decided to make this room bigger, it is certainly possible to make this room bigger by this much space—yes.”

John Hayek asked Bill if he wanted to talk about how this project could be **staged**. Bill said, “Right, because what I'm showing you is all those ideas sort of lump together in one plan. We can certainly take this plan and make a master plan for the final outcome but you can break it up into stages by doing a number of things. First, you could enclose the courtyard and gain the space there, and then this stage can be added at some other point and then you could work on mechanical/electrical, which could be another year, because these things don't need to be done at the same time. We could work out a master plan where you have a 3- or 4- or 5-year plan to accomplish the final outcome.”

Charity Rowley asked, “You talked about more RE space. Anything else other than the storage?” Bill said, “Yes, by taking the storage out of the present rooms that are filled, we can give back the classrooms, plus the improvements. Oh, and there's one more thing I failed to tell you that can be done. The minister's area and the meeting room where the Library is, because we have a bit of space this way and a bit of space toward the front of the street, it is possible to do a *2-story side addition to increase this space*. It would even be good for the building as the building is so *block-y*. Adding a *little side wing by making the minister's area much nicer and adding some RE space down below and you make a nice wraparound addition to that area*.”

A woman asked, "Are we within 8 ft of our property line there?" Bill said, "We have some lines. We can go forward to this point." The questioner continued, "I'm thinking of up to the Fire Station." Bill said, "There is a little bit of space there, maybe 8 ft or so. Yes, you're right."

Someone asked, "Aren't we supposed to have a setback of 8 ft?" Someone else said, "But we're not extending the floor. We're extending the second floor." Bill said, "There is something I know we can do because you're allowed to extend in the space by 3 ft. I'm not talking about a lot of space, but some amount of space in order to make that office more generous, whatever is possible, put it that way."

Kenn Hubel said, "The greenhouse is a very attractive structure. I wonder about its energy efficiency with all that glass?" Bill said, "Well, there are many buildings now almost all out of glass. New systems are being developed where the glass is layered. It isn't just a single layer of glass; there are multiple layers. Because there's a lot of radiant heat coming in, there's a way of siphoning off that—capturing it, and bringing it into the building. With the geothermal, we need to actually convert the whole building to an air system, not just convection but a forced air system. By using that—by siphoning the air off places that heat up, for instance, on high portions of the greenhouse—that air is brought back into the rest of circulation and movement throughout the building."

Charity Rowley, commented, "The Davenport church just went to geothermal and they thing they are saving 75% on their energy." Bill Nowysz agreed. "Absolutely! I did it to my own house and I saved half of the energy I used to spend money for, when I had a gas-fired furnace."

Someone asked, "What's the payback period?" Bill said, "For me, it was around 8 years, but I think when you install a new system, if you compare it to a standard gas system—hot air—the difference between that and a geothermal installation—one residence that I put in—the difference was around \$6,000 or \$7000. So you have, say, \$6000 prorated over how many years of savings? So it depends. Sometimes it's about 10-15 years. A lot of people go that way because there are lot of perks that go with it. A geothermal system is an electric system, and there are incentives by the power company from rebates to put you on a much different metering system, where you get energy for less money. If you go to all-electric and you have geothermal—which happened at my house—I buy electric kilowatt rates at much less than when I was buying before on the other system. These are benefits to going in that direction."

Kenn Hubel asked, "We've heard dire things about the electrical circuitry in its ancient state here. Would your proposal take into consideration the problems we have potentially with the electrical system?" Bill said, "Of course. There are ancient wires in older places and so on. So I think anything that's done new—the way we've done it with the elevator—everything that leads to the elevator and out of the elevator is all brand new. Everything is approved by the city, and it's up to the electrical code and all this. Anything that's done new in the future should be completely updated. I wouldn't trust any of the wires in here. As soon as we get into this place, we start by running ductwork under the floor. All that stuff should be upgraded to reflect new wiring."

Charlie Eastham asked, "As I understand it, this proposal like the one we looked at before from the Novak Design Group still puts the building at 5 levels?" Bill said, "Yes, that's right. We have all five levels and all I've done is to relate them so we can go back and forth easier. I show a new elevator in a space where you can reach all those levels."

Charlie continued, "So if you're in a wheelchair on this floor and you want to go to a bathroom, you have to get in an elevator to go to the next level?" Bill said, "On this floor, where we're sitting right now, yes. The difference is between here and the stage, that thing is there. Improvements can be made but I have not shown elimination of this floor level by bringing it up to the stage. I left this the way it was."

Dee Norton asked, "Are you sure you can dig this out without the wall collapsing?" (Laughter) Bill said, "No." (More laughter.)

A man said, "As I read this you have 50 more people in the sanctuary, and we have two services. That means we could accommodate 100 more people. Have you thought through—with this building renovated the way you suggest—how many people we can accommodate? Does it allow us to accommodate 100 more members? 150 more members? At what point with this new addition—if we continue to grow—do we get to the point where we're strapped for space?" Bill said, "All this overflow area here at some point could be incorporated into the seating area for the church. The potential is there up to around 90 more. But after that"

The same man said, "Also space for RE—we don't gain a lot here. Do we gain much classroom space with your idea?" Bill said, "I'm not showing any more new classroom space, other than re-assigning the space that is there by making it more efficient by hopefully creating one or two more classroom spaces where there now is storage. That's all I can offer with this solution."

A woman asked, "Maybe at a later date, if the church is expanding and we can accommodate everybody in the sanctuary with side area, that could mean more children. Could we put another floor on the RE building to take care of that overflow?" Bill said, "No, it is maxed out, as far as footings and everything else. It would be very difficult to do, I think."

Someone asked, "How much would it cost to tear that building down and put up a new one?" Bill said, "I don't know." The questioner continued, "You can't put a basement...?" Bill said, "It has a basement there."

A woman asked about the possibility of gaining more space behind the platform in the sanctuary. Bill said, "Well, the existing spaces that are there and there." He pointed to the platform and said, "This is just moving out into these areas. If I studied it, by making a larger, more-to-scale floor plan, it may be possible to put another row of seating in there. I don't know. It's just a proposal so far."

Mark Yuskis asked, "Do you have any ideas for improving the aesthetics of the sanctuary? It's so dreary in the evening." Bill said, "I like the idea of it being old and ancient, having those wonderful scissor trusses up there and all that. And what I'm doing is I'm bathing it in new light by bringing light

along the side of the church and then opening this wall up here with nice columns here. When you go underneath, it's like a beautiful hat, you know, that has all the timber work up there, and modernizing it. It would make it very beautiful—a very, very nice way to go.” Mark Yuskis commented, “My idea is to paint everything white—the beautiful beams.” (Laughter, much chatter and more laughter) If you're going to have all that light coming in, you're going to have the abyss up there.” (More laughter and chatter)

Someone commented, “The RE building is limited in alternative uses. For example, we can't have a before-school or after-school program. It would be a nice thing to do for the Community because we're downtown. I don't know what it means, or if one could think about this use of the building. And the availability of a restroom that has to be an issue. If some of those things could be thought about so we could do our mission with the community, it would be good” Bill said, “We will be giving up—like the boiler room, so that re-doing the restrooms in some area will be completely possible, because there will be additional space that will be opened up.”

A woman said, “I'd like to think that if we do grow in the next 20 years, we'll also have more staff. I've not heard of additional office space.” Bill said, “I didn't get into that. I was looking for potential floor space. We can talk about growing and I've been hearing this since the 1970s, and we grow, but we really don't grow that fast. If I can put 50 more seats in place, I think I've done a lot. We've increased it quite a bit. There will be a lot more room there.”

Ann Bovbjerg said, “The space between the current old sanctuary and the blue area (on the drawing)—will those walls be taken out?” Bill said, “Yes. Columns will be put there.”

Charity Rowley said, “I think we've grown 50% since the 1970's.” (Laughter and chatter) Someone said, “I don't believe that.” Lee Eberly said, “Right now, we're averaging 37 RE people per service. If you split those up among 6 classrooms, that's 6 kids per class.”

Susan Eberly said, “We were wondering about that and we went through the 2005 newsletters. That's where the figures came from.”

Lee continued, “The average of a Sunday service—people in the sanctuary, is 87 people. Last year, there were more at the later than earlier service, but it's evening out. According to the figures in the newsletter—I don't know who that includes—kids in RE or kids in the sanctuary—but according to figures in the newsletter—and I don't know whether that's in the RE or in the service, but it averages out to 37 children per service.” (Discussion as to whether kids are counted in both sanctuary and RE—with adults or not.)

Doug Wallace said, “You can't leave us with this without cost. You can't present and not tell us about cost.” Bill said, “Yes, I can.” (Laughter and applause) Doug continued, “It's a great idea, but can we afford it?”

John Hayek said, “Doug, as you know from a year ago, Bill Nowysz has donated his time and his effort to do this. I think it's wonderful. We have not commissioned him to do detailed

cost studies. We've not paid him to do detailed cost studies. I don't think he can answer your question. Obviously, cost is important, but certainly, as Bill indicated, one of the things we can do is stage the project as we can afford it—as we can raise the money to do it. But the CCU—is not going to commission Bill or anyone else to do a cost study. We don't have the money to do that. We're going to talk about that in a minute.”

Someone asked, “Can you take a guesstimate?” “A range?” (Quiet chatter.) Some said, “I don't think that's fair to ask that.”

Someone asked, “What are the dimensions of the courtyard? Is there any way to add RE space if you narrow that courtyard and brought the wall out into the courtyard?” Bill said, “Yes, it is possible. I assumed this is all for overflow, but if we decide to add 5 more feet to the office space, we could make it work. It all depends on priorities, what you think is more important.”

A man said, “So—this scenario—the top floor of the Worthley Building is not sort of extended out. If it were, then you cut down on your greenhouse effect, right?” Bill said, “Yes, you can also do things like extending the upper floor and you have a balcony. It's all possible.”

A man asked, “With more modern building materials, you could—with the same footprint of the Worthley Building—actually get significantly more space?” Bill said, “Yes, if this whole space is challenged by razing it and by putting up a new structure, I certainly know it's possible. I haven't looked into it. I've just assumed that what we can afford at this point is a master plan to maximize what we have right now. You're right, by challenging this whole thing, we could come up with a more modern floor plan and better use of space. That could be something in the future.”

Margaret Richardson asked, “Has the congregation ever done a study of how we are aging?” John Hayek said, “You know, Margaret, I don't know if I should be flattered here—but I don't know of any. I don't think so, I don't know of any.” Margaret Richardson continued, “In 10 years, many of us won't be here.” John Hayek said, “Well, that's true, but I'll tell you my perspective. I've been a member of this Society since the 1950's. We always have older people, younger people.” Margaret said, “I think we are always going to have about this size of congregation. People drop in and drop out.”

Ann Bovbjerg said, “I wanted to ask Bill. In the drawings here, the roof of the current sanctuary has not been touched. With the issue of repairing roofs, if we repaired the roof and then we are going to do this idea, would roof repair be a wise thing to do regardless? It looks like it wouldn't be touched because you're adding on.” Bill said, “I don't think a new roof would hinder any other future plan. I think it just needs to be done. You don't want a roof to leak or have things deteriorate around the edges, where you have to replace wood and stuff. It's got to be done, whatever we do in the future. We can integrate the old into the new by reworking the existing roof with flashings in those areas where they connect together.”

Ricardo Sauro asked, “All this glass in the greenhouse—would it be very good in winter? How about summer? Would

it be overheated with so much sun coming through?" Bill said, "We can have both the mechanical overhangs and also ventilation that moves the air around in the building. There is a system that uses the outside temperature and it's sensitive to outside temperature and brings in the outside temperature to condition the inside. You do that as much as possible during the summer, and during the winter. The technology of how to deal with air stratification and heat buildup in a greenhouse structure, it all works out very well. The systems that exist control that very, very well. We see it in new buildings completely out of glass on all sides, and they're very, very efficient."

A man said, "I was wondering about insulation in the church ceiling. Could that be better insulated? Do we need that? In the enclosed areas, there is no insulation." Bill said, "I didn't say anything about the RE building, because there are a lot of issues from windows to the insulation, to cold walls, and so

on. I think the RE building definitely needs to have a treatment done, where you insulate it better, put in new windows, and make sure it is completely up-to-date. Currently, it's single glazed and it needs to be multiple glazed." The same speaker said, "I was thinking of the church on the side of the organ and on the entry way, we have no insulation whatsoever. We have ice dams build up there." Bill said, "This will help it by using both the sides be new, then all you do is deal with the existing roof. When a new roof is put on, you assess to see if there is enough rigid insulation in the roof area itself."

John Hayek said, "Let me let Lee Eberly talk about **issues of maintenance**. We're getting into some of the same issues. A year or more ago, Lee was elected to be the Building Trustee and still looks after the building and grounds. He is a member and he knows about the building intimately."

### Lee Eberly, Recent Buildings & Grounds Trustee

Lee Eberly rose and spoke. "Since I've been a member of the Society, and having done this in a previous life and stuff, I was curious about the status of everything around it. So when I was on the Board, I thought it would be nice to get some figures together of the costs of what needed doing—one of which is a roof over the sanctuary. I had someone come out and give us an evaluation. It's my understanding when the shingles start to curl on the edges, it's time to think about new shingles, and on this surface, there are some shingles missing. So he (the consultant) gave us a figure of \$16,000 for a hot roof, which means there's no ventilation and shortens the shingles' life. The manufacturer won't warranty the shingle for that period of time. For an extra \$10,000, they would make it a cold roof, which means they would give ventilation. You could talk about insulation up there, too, at that time. It looks now like it's getting along pretty well. Charlie had asked about it. I said I guess I don't know. I said I guess you replace it the day before it starts to leak." (Laughter)

"So here's an image for you. Think of Gene Kelly & *Singing in the Rain* and Nancy with an umbrella giving a sermon." (Laughter) "Anyhow, that's going to need looking at before too long. We had work done—patch/repair done on rubber roof in the Worthley Building—that will be good for a few years yet, but that, too, will need addressing in the near future—the fellow thought in about 5 years or so something like that. I don't have a figure on what it would cost to put a new roof on that. There is virtually no insulation there at all, and I think they could put down some of the good insulation material and it would help a lot.

"As Bill said, the windows in the Worthley Building are single pane with aluminum frames—there is no insulation there at all. If we had someone with one of those infra-red cameras, we'd probably burn holes in their lenses, if we were taking pictures of heat loss. I asked the fellow that gave us an estimate of window costs and payback time and he would not hazard a guess. He said it depends on the relative surface area of the frames and the glass, but, certainly, insulated frames and the thermapane glass over there would save us a lot. I don't know what we pay right now for utility bills.

"I also had someone look at the furnace in the Worthley Building, which would be a moot point, if we went with Bill's diagram of geothermal. And he thought it would be \$35,000. And at that time, he thought a payback period of 5 years, but I talked to him before gas prices went way sky-high. In the short run, if we stay here, or decide to leave in 10 years, it would pay for itself pretty quick. And as Bill said, insulate the walls over there, too—but you (turning to Bill) had thought even more important would be the windows and roof. Those do need attention. Other items, like the floor down here—it's seen its last sanding as nail heads are starting to be exposed. It's patched for right now and a lot of the leaky pipes are fixed. So we're good for a little bit of time on it. Those are the only issues I looked at"

Ann Bovbjerg said, "You repaired part of the floor recently. What is under the floor? Are there beams?" Lee Eberly said, "You've got these floorboards. They are sitting on top of 1 X 6 boards running the opposite direction. Underneath those are 4 X 4 beams or 4 X 6 beams, running, I think, every 16 to 24 inches, which are shimmed up and they are sitting on—at least what I can see in the grate—a concrete floor underneath that. So you have a concrete floor, shims, 4 X 4 beams or 4 X 6 beams, sub-floor 1 X 6 roughs on, then this Southern yellow pine on top."

Susan Eberly asked Lee, "Talk about the *channel* out there that gave rise to the *legend of the river under the floor*, when they fixed the corner out here." Lee Eberly said, "That's a separate issue. We have had moisture problems, but that was a chronic, very small leak in one of the steam pipes in the very back corner. So when I saw it, I had to lift the grate outback, where the chairs are. There was about a pencil-size stream of water running out of there all the time, which was running along here. We've now fixed that, so we don't have the mold and mildew problems anymore. The sub-boards had rotted away there, so we had to replace those and build the floor back up with new flooring."

Sue Eberly said, "And there is no sewer channel? Talk about the digging." Lee Eberly said, "We found out the hard way, when our sidewalk started to sink out there. There was an old 4 ft by 4 ft limestone tunnel—square—that went from Brewery Square to Ralston Creek. Until 1960, our raw

sewerage from the toilet here, went into that—into Ralston Creek. When they shut it off, they poured concrete into it and thought they had it all sealed, but the manhole covers were up there and down here and they didn't get it fully filled up here. So the city came and dug down and exposed that. There wasn't that much of a gap in there. I kept filling it with sand and stuff and plastic, trying to fill the hole, but it kept eroding down at the edge of the sidewalk. They came in with a backhoe and put in another 8 yards of concrete." Susan Eberly said, "And that channel doesn't run under the building?"

### General Discussion

John Hayek said, "We wanted to allow some time for general discussion. Bill and Lee will stick around if you have any more questions for them. One thing that I've considered and want your comment on is how we—our committee—the CCU—can assist at least with some of the maintenance and building issues that Bill Nowysz and Lee Eberly have identified. We want to do it in such a way that it doesn't conflict with or cause problems for our Society as a whole. One thing we've thought about—and we haven't made any decision about—is conducting our own fundraising campaign to raise money to assist with maintenance and upgrades of the building. Again, it's a potentially touchy subject both ways, and that's why we haven't done anything one way or the other about it. But we wanted to solicit some comments about it. I see some heads shaking Yes and some heads shaking No. So maybe that's one of the things we can talk about."

Charity Rowley said, "It seems to me if you wanted to help the Society move in that direction, you might make a list of things with the amount and the timing and then turn it over to the Society to do the fundraising. But I think it should be done as a whole—a decision of the whole. Otherwise, we're going to split already, and that's not a good thing."

Jean Hood rose and spoke, saying, "Charlie, would you speak from the standpoint of the Board and where the Board is in relation to all of this?" Charlie Eastham said, "There are 7 other Board members besides me." Jean asked, "Okay. Could you put it on the agenda of the Board? Could you stand and just talk to us a little about where the Board is at? Is that Vision Committee—are they active? Not active? Where are we?"

Charlie Eastham said, "At the present time, the Board is not trying to bring forth any specific building decisions at the moment. We are, as we understand it, following the congregation's decision of 2 or 3 years ago, that we would continue a Vision Process in which we will focus on programmatic issues and where we want to be as a Society, establish a mission, and from that will undoubtedly flow decisions about the facility and how the facility—this one or another one does or does not help us meet our mission goals. So in terms of a process, I don't want to speak for members of the Board and say that we are doing nothing for the building. That is certainly not true in my mind. But we're not engaged in looking for—actively looking for another site right now or to bring to the congregation for the Board to make a decision about another site. We're not actively looking for another site, and we're not actively looking for a long range plan that is—I'm sorry, a plan that focuses on this

Lee said, "No. It comes about that close (gesture of short space) to an outside far corner. It runs alongside the Historical Building and diagonally across here toward New Pioneer." Susan said, "So there is no sewer channel under this building—which people thought there might be?" Lee confirmed that by saying, "No." Someone said, "And there's concrete under this floor, so it's not like it's sitting on dirt?" Lee answered, "Yes."

site. I hope I'm not being too wishy-washy. We are, I believe, in my opinion, when I'm been on the Board, and when I've not been on the Board, we are paying diligent attention to the building with the repair and renovation. We've done a number of things to improve the space—for the RE program, as well as space for the office and the volunteer stuff and for the congregation as a whole. I think we'll continue to do those, those, things."

Jean Hood, standing, asked, "Would the Board put together a Task Force to look at some of the immediate building needs and to develop a plan for fund raising? Would that be something the Board would be receptive to? If they came to the Board and offered that kind of help? And I'm putting you on the spot, I realize that." Charlie said, "I know you are." (Laughter) Jean continued, "But somehow, we've been talking about this and talking about this. I'd like to get some resolution and move on. And there's a lot of stuff—this floor. We need to do something about it. Are we going to wait until the roof leaks, instead of being proactive about the roof? I'd like to see some kind of action plan. I am putting you on the spot."

Charlie said, "The Board has taken Lee's list of repairs, including the concern about the roof leakage when he was on the Board. We do have that as part of the long range plan. I personally—when I'm on the Board—if in our opinion, it looks like we need to replace the sanctuary roof, we will certainly go ahead with that for sure. Some of these other issues—like *whether we should replace this floor*—that's certainly *not in our plan right now*. We did ask Lee—who did a great job, in my opinion, in repairing this floor, so this space is useable right now. Should we go ahead with replacing this floor at this point in time? I'm not prepared to make a recommendation one way or the other on that. How should we try to get money together in this Society to meet our space needs—ongoing as well as long range? I believe we should do that as a Society, as a whole group, and we should make our planning based on what the whole group of us wants" (Mumbles here)

John Hayek said, "Charlie, you mentioned that there's no active searching for a site. There was a committee. I think Al and Betty Thomas were working on finding a site. Are they?" Charlie said, "We were looking at—Al, Betty, and Gordon, and myself and a few other people were on this committee, and we were looking at the availability of other sites for the purpose of seeing if any other sites were available and would they be a potential site if the congregation wanted to move someplace else. But we're not doing that now. We ran out of potentials after a while." (Mumbles.)

Jean Hood asked, "Is there a Vision Committee?" Charlie answered, "There is not now an active Vision Committee." Deb Schoelerman said, "There is currently a Task Force. I'm on it—(she quickly named several persons on it). "We're meeting weekly and we're in the process of gathering information and coming up with activities which we will eventually write new goals for the Society—a new mission statement. We're planning a Sunday service March 26, at which we'll form small groups, and get everybody's input that comes to a service. Those who don't attend a service will be contacted to get their input. According to the consultant we've worked with, the UUA has done this for many years before. You create your missions and your goals from the people who are here. You do it every 5 years, because the people change. You must meet your goals. You set new goals. We last did it in 1998. It's time to do it again. That's what we're doing. It probably hasn't changed a lot, but we'll probably have some different goals. After we develop that, and we know who we are and where we want to be in 5 to 7 years, then we will get to the building issue. Can we do our mission and our goals from this space or not? So first we have to figure out what we want to do and who we want to be in the next 5 years. Can we do our mission and our goals from this space or not? So first we got to figure out what we want to do and who we want to be in the next 5 years, and then we figure out whether we can do it here or not. That committee is active and working hard on the process of gathering information from everybody—all friends and members, who are active today and gathering input, we will create 3 or 4 goals."

Dee Norton said, "It seems to me we'll have to bite the bullet. Or we go on and on, spinning our wheels. At some point, changes in this building—trying to make it work—will run into competition with what you would do if you were improving this in a more **grand fashion** like Bill's design. We'll face some of those decisions. For example, if the boiler blows up, I suppose we'll have to decide pretty promptly what to do. So I'm wondering—we've got another mission statement coming. I suppose that will help, but if that says we're going to grow by more than you can see--in other words, the mission statement has to be tempered by what is possible, as well. I think the history suggests that we haven't grown all that rapidly, and I don't know that we need to encompass everybody in the world. I mean, at some time, somebody's going to have to start *another* Society—out in the western remote reaches of Coralville." (Laughter) "Well, they need a church like this." (More laughter) "I believe it is more urgent to reach a decision. I know we threw some numbers around and talked to UUA about \$2 or \$3 million dollars going in or going out. Right? I get a vision, no matter how I slice it—that the money's going to come about the same, whether I stay or move. And whether I do depends on whether we do everything Bill has suggested, do we have a structure that is viable—at least for my lifetime?" (Laughter) "Do we have a building that is then good for 20 years? Whereas if you moved, you may have one that would be good for 50. I think we ought to try to get to those decisions pretty prompt. We've banked them long enough, hoping for a lottery win or something. I don't know how we're going to do it."

Dave Martin said, "I agree with you. We've got to move, and we've got to move forward. I think we're a couple of years behind. I think we've lost a couple of years kind of messing

around and I think the Board has got a process in place—I'll call it a Vision Process or a process that will take us forward and give us an idea of where we want to go. I really appreciate all the work Bill Nowysz has done and all these designs. I'm not convinced these designs reflect what we need. That's where I am. I'd rather see more work done on the RE building—that would be my priority—than on the sanctuary.

John Hayek asked, "What is your view regarding the issue of whether the CCU group—us or we—should not attempt to actively work to raise funds to assist with maintenance? Do you share the view of Charlie? Or Dee? Or Dave Martin?" Dave Martin said, "I agree with that wholeheartedly. It is not your job to raise money. It's the Board's job and the Society's job as a whole to raise money. It's certainly appropriate for you as a group to come see us and say, *We need these things done* and we already have some of these things on the plan. And then if the boiler blows, we have a fundraiser. That's the way we do things. If the roof gets to the point where we need to spend \$20,000 on a roof, then we ask the Society for a roof. I think it's absolutely inappropriate for a separate group to go out and raise money on their own."

Ann Bovbjerg said, "I agree with Dave about separate groups. My concern is very practical—and I don't know who has the information, but do we have the money right now to take care of year-to-year maintenance and for something like a new boiler? Or enough to go out and look at new boilers and then raise the rest? I don't know. I remember giving money to fix up the organ years ago, but we should have some cushion just for mechanical maintenance. Does somebody have those numbers?"

Jean Hood said, "I guess I'd like to speak, because I did the canvas committee this year and last year. And all of us decided how much you wanted to give to the budget. One of the things in the budget every year is a wish and a hope that \$1500 can be set aside and put in a building reserve. When I was the Treasurer, I don't know how many years ago, I took that money out and I put it right into the building reserve. Every year that building reserve fund got \$1500. Because we haven't given enough from our hearts to the budget, \$1500 has not been put into that building fund for several years. That's the money that's used to buy the new furnace. The last furnace that went—we had an angel who came forward with \$10,000. That person was a wonderful angel to us. I think the boiler cost \$11,000. But, you know, it's what we give to that budget, then we think—*we didn't make it.* Then the Board that has to make the adjustments and one of the parts that gets cut is the building reserve fund. So how much do you remember, Charlie?" Charlie Eastham said, "\$10,000." Jean Hood continued, "Ten thousand is in there now, so I bet this year you're not going to be able to put in \$1500, because we didn't make the budget. I get a little upset we are asked to give a little more money. And we want all these things. But are we going to have our hair done every week—or am I going to give that money to the church? Or what are we going to do?"

John Hayek said, "Jean, you are lecturing us about that. I think appropriately so, but let me also say that the Board makes the allocations with the money that people give. It's not just that people aren't giving enough; it's HOW the money that IS GIVEN is spent. That's another issue.

Jean Hood said, "That's true. But I do get concerned about that \$1500. Some of you who are Building Trustees spoke very firmly about the need to put that money away, but we haven't been doing it, so now we're down to \$10,000."

Charlie Eastham said, "We have in the last 5 years spent a good deal more than \$10,000 on the building renovation and repair overall. We do not have a reserve fund now that's equal to the amount to replace the sanctuary roof. But we have a reserve fund that's equal to about a third of that cost. I don't think that's a totally irrational place to be for a religious institution. I think if we have a possible boiler or roof, we can raise the money to do those repairs."

John Hayek said, "Charlie, let me ask you another question while you're up. When do you see—under the time frame folks are looking at—us making the decision about the building—whether to stay or go?" Charlie deferred to Deb Schoelerman, member of the new Vision Committee.

Deb said, "I don't know. I do agree with Dee (Norton) that we need to move along on this. We've been gone 4 years and we came back and it's still being talked about." (Laughter) "Our plan is to have goals, vision, mission statements by May 18. Beyond that, we don't have a plan. My concern—I love the building and I love being downtown, but I also think we could put \$2 or \$3 million dollars into it and it still—I think it's not going to meet our needs." She talked about not enough space, not a large room space for kids to play. What are we leaving for the future generation? It's not going to be all for us. What are we leaving for the people who come after us? We have to think farther ahead than 10 or 20 years, 60 to 70 years, because the people who build the church were thinking far ahead, too. We need to think farther ahead than what we are right now. One more thing: When I came back, I see a lot of people with gray. I see a lot of people I don't know, and a lot of kids I don't know. I think we are growing and there's a lot of activity. There are a lot of kids. The Palo Alto Church is the same size we are and don't have a whole lot of kids. I do think we're growing. I can see it."

Jo Cunningham said, "I'm a new member. I was a member of a very large church in San Diego and a smaller group in San Diego. Long before we decided what we wanted to do, we had a building fund that worked on the money before we had our decisions made. I'm wondering if that's being done. If not, let's get going. Whether we move or stay, we need a lot of money for this. We need to be working on the money at the same time that we're working on a decision." John Hayek said, "That's a very good point."

Margaret Richardson said, "That may be a good point, but some people feel strongly that they won't give money to go one way, or they won't give money to go the other way. So, I want you to factor that in."

John Hayek said, "I'm prepared to stay as long as folks want. It's almost 8:30 PM. I'm prepared to either continue or to adjourn and I'll let the group decide."

Charlie Eastham raised his hand to speak and said, "I want to make one final comment. As the Board chair, I feel a real responsibility to maintain the space that we use while we're in the space. That includes making repairs to the building, so keeping the space useable for what we want to do while we're here is a separate issue from staying here permanently or going someplace else permanently. I suspect that most of us would agree with that. So I hope that whatever arises from these efforts, I hope we can keep that principle in mind."

Chris Coretsopoulos said, "This is a question for Charlie or someone who knows the statistics for the *Welcome Home Wednesday*—I've never attended one of these—is this made up of people who are also going to church on Sunday? Or is it a whole new group of people, who just come on Wednesday but don't attend on Sunday? Remember, we had our guests from the church up in Wisconsin and the woman said if she had to do it again, she'd have a Sunday evening service, a Saturday service, and other things. And various people would come for different reasons. There'd be a Wednesday crowd, a Saturday crowd, and a Sunday crowd. And people didn't even want to come for Sunday service—the regular time. They would rather have a Sunday evening service or a Saturday evening or a Wednesday evening. Are we serving more people by having extra time openings? Or are the same people just coming twice?" Someone said, "It's a kind of mix. A lot of people come to Welcome Wednesday and also come for services on Sunday. That's true for a number of other groups, including Worthley Club, Secular Humanists, etc."

John Hayek said, "Hearing several motions to adjourn." (Laughter) "I know Bill and Lee can stick around for a couple of minutes. So we're adjourned."

The audience applauded the presentations. Some people went up to look more closely at the architectural drawings on the large posters in the front of the room or to ask Bill or others a question.

## Appendix

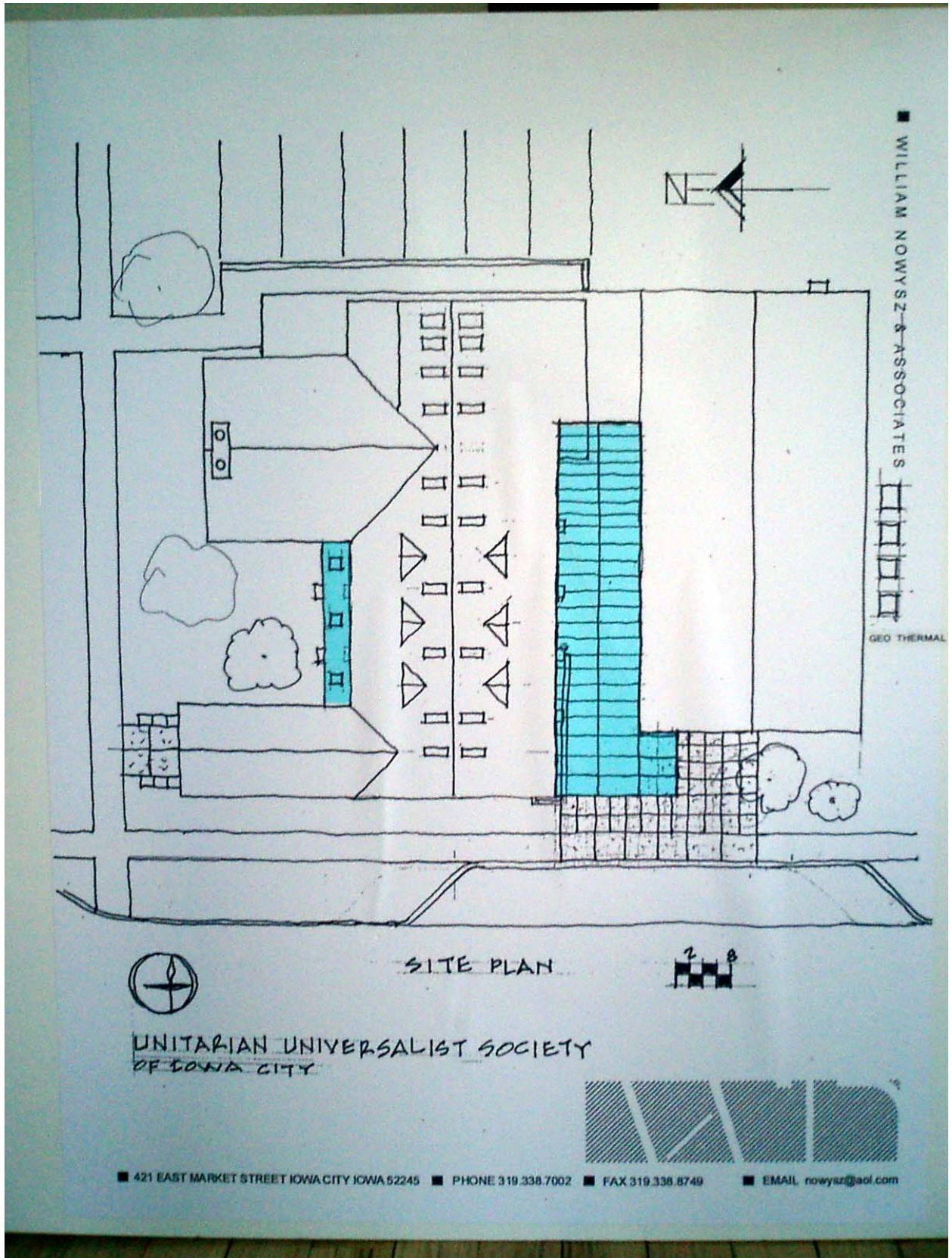
Bill Nowysz prepared **four new architectural drawings** that supplement the ones he prepared for the October 2004 CCU Forum. The four new drawings attached as individual documents and will be emailed in a separate document from the minutes and may take a few seconds open up on some computers. Double click on each attachment, wait until it opens, and either save it or print it out or both. Or call/email someone for help. If you still have problems seeing them, we have additional printed copies and will send them to you. The first page of the drawings show all four on one page, then four more pages each have one drawing. Their names are:

1. **View of West Entry**
2. **Main Floor Plan**

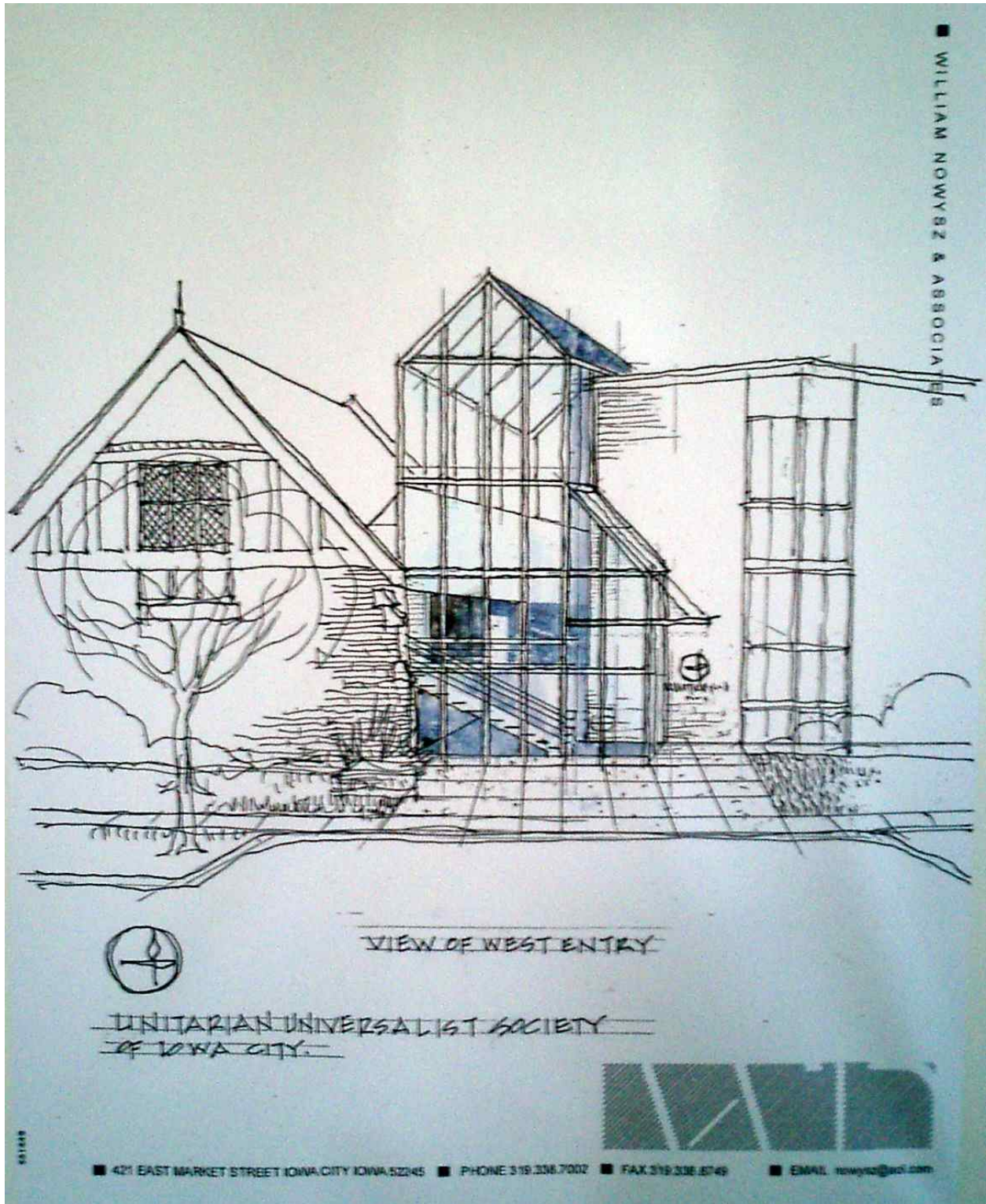
3. **Lower Floor Plan**
4. **Site Plan**

**NOTE as of May 2, 2006.** I am mailing a copy of the minutes (12 pages) and the 4 pages of drawings to each person without email. Even if you have email, you may request a paper copy, especially if you can't print out the architectural drawings. To obtain a paper copy of either the minutes or the drawings or both, contact me, **Gail McLure**, [mclure@mchsi.com](mailto:mclure@mchsi.com) if you have email or 351-9121 if you don't. Please state which parts or pages you need.

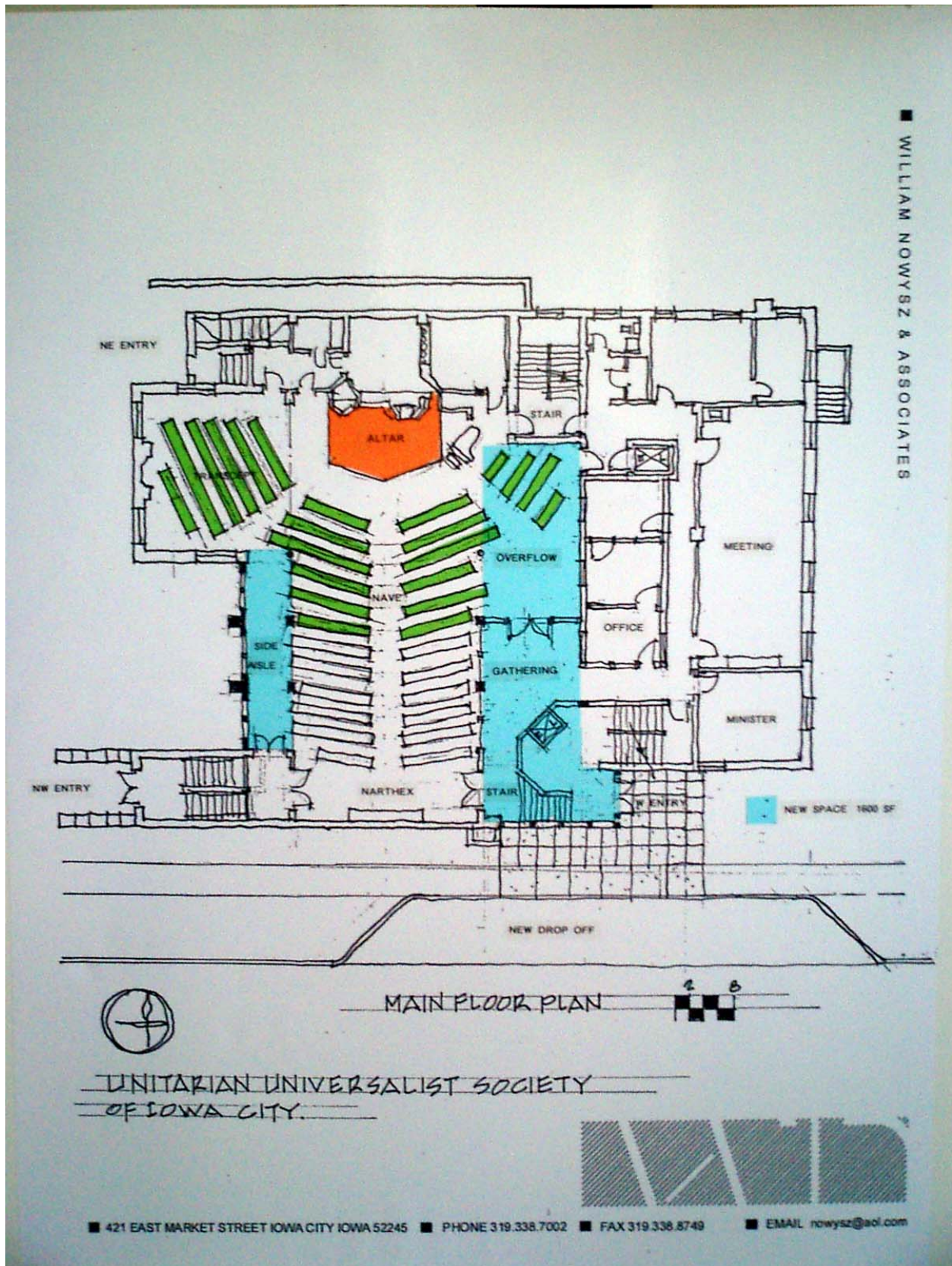
CCU proposed site plan



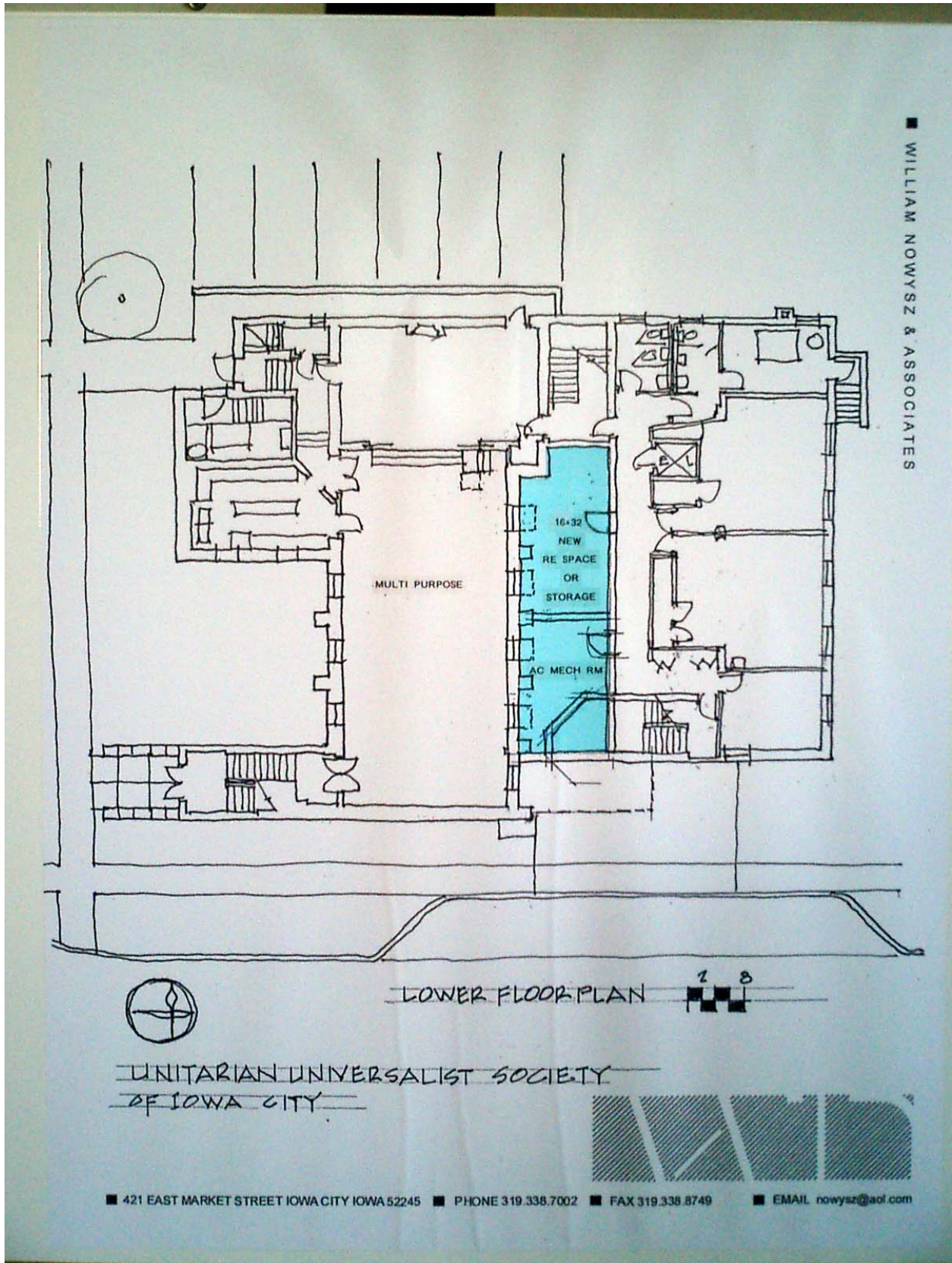
View of CCU proposed West entry



CCU proposed main floor plan



CCU proposed lower floor plan



Overlay of West side CCU drawing and photo



Overlay of North side CCU drawing and photo

