

First Unitarian Church of Omaha

Mid-Year Congregational Meeting

Date: Sunday, January 8, 2023 after Church Service, 11am

Place: Sanctuary

Meeting Objectives:

1. To provide an update on building repairs & funding needs
2. To share options for sanctuary multimedia upgrade
3. To announce a proposal for Green Sanctuary and Solar Project
4. To request input for the Nominating Committee
5. To announce proposal to adopt 8th Principle

Agenda:

Time	Item	Type of Action	Decision Required?
11:10	Welcome/Introductions	info sharing	no
11:15	Building Repairs	discussion	no
11:25	Multimedia Upgrades	discussion	possibly
11:30	Green Sanctuary/ Solar Project	info sharing	no
11:40	Nominating Committee	info sharing	no
11:45	8th Principle	breakout discussion + straw poll	no
12:15	Meeting adjourn		

**First Unitarian Church of Omaha
2022 Building Items - Completed**

Thank you to everyone who helped with or funded building projects this past year. I tried to give credit below.

And special thanks to Bob Perrin whose expertise ensured the quality of the larger projects we did this year.

<u>Location</u>	<u>Issue</u>	<u>Status</u>
Attic	Bat sitings in the church.	Cat found a company to do bat sealing in the attic. Heartland Bat Removal came in August 2022.
Backdoor	Swelling when closed - difficult to open.	This was fixed by Dan Sullivan.
Chancel	There was a light issue above the Chancel .	Cat called Gatchel Electric - Fixed.
Church office	Water damage by window.	Plastering contractor Dick Grace repaired.
Columns in front of Church.	Replace column bases.	Bob Perrin found source for column bases that should last another 100 years. Installed, painted by Traco, supervised by Bob.
Common Room	Water Damage in southwest corner. Wall was warped. Hole near window.	Traco fixed and repainted. Likely caused by debris in window wells and downspouts being disconnected. Bruce fixed: "I also cleaned out the window wells. The drains just go into dirt, as Bob has said before. I think the water damage came from that unusually heavy rain we had a while back on top of the downspout that was disconnected. I had the downspout re-connected as well."
Elevator	We've had to use the maintenance contract quite a bit.	Inspection certificate is up to date, and there is a maintenance contract. Utilize maintenance contract when there are issues.
Foyer	Needed repainting - caulk lines needed repairing.	Marie verified, and we had Traco do the painting and work.
Front of church - Light	Not working	Pierce Carpenter came and tested all the electrical connections. We decided to bring in Gatchel Electric to trouble-shoot/fix. Pierce met with them, and they are replacing a cord that goes to the light. Pierce worked with them and got the light working! It works with a sensor so is off during the day and comes on when it is dark.
Front of church - Painting	Front of the church needed painting, including columns.	Traco did the painting.
Merritt Lounge	Water damage. Ceiling damage	Arcosanti Roofing fixed the flat roof. Bobby replaced the ceiling tiles in the Merritt Lounge.
Nursery	Water was getting in through the ceiling.	Arcosanti Roofing fixed the flat roof. Bobby replaced the ceiling tiles in the nursery.
Nursery Exit Door	Repair door in the nursery which doesn't open now	Mark repaired: "Today, I forced it open and confirmed that it was interfering with the jamb at the top. This appears to be due to a long-term process of foundation settling. Diagonal measurements of the door frame were different by about 1". I filed off some metal from the top of the door. It still sticks a little, but any adult should be able to open it with no trouble. I believe this will be satisfactory until the door can be replaced."
Nursery glass block window	A car had driven through one of the glass block windows in the nursery. Insurance compensated, but we had to arrange the work.	Kehm Contractors did the glass block replacement work, and Dick Grace Plastering did the plaster work. Done
Nursery Mural	Paint mural that had been damaged.	Sandi Bruns painted in mural where it had been damaged.
Organ Loft	Organ damaged by water issue in steeple.	After addressing water issue in steeple, Cat brought in the organ repair contractor who did the work.
Parking lot	Fill potholes we are responsible for	Cypress XM came and filled the potholes.
Parking lot	Lines faded - need repainting.	Cypress XM came and did the repainting.
Parking lot	Potholes filled that East Campus Reality is responsible for.	East Campus Reality took care of it.
Parking Lot	Some signs are missing	Cat ordered new sign, and it was installed.
Roof above Sanctuary	Leaking	Arcosanti Roofing identified the source of the leak with a drone and installed extra slate tiles that we had. Fixed.
Sanctuary	wall paint peeling - water damage in	Traco repaired and painted the damaged area and re-painted much of the Sanctuary.
Side Door	Couldn't see out the peephole.	Peephole enlarged by Mark Zimmerman, handyman.
Side Door	Needed painting.	Kay Lynn Goldner and Lois Norris painted.
Solar Project	Solar panels at First Unitarian	With the help of Stewart Shell, former member, we have put together a number of possible scenarios to use solar panels at First Unitarian.
Steeple Draining system	The internal steeple drainage system was not working. During a heavy rain, it had flooded the organ loft and damaged the organ.	There is an internal roof in the steeple that directs water out through a "scupper." This had become clogged with debris. Mark, Bruce, Alan fixed by removing 15 or so buckets of debris from the internal roof system.
Upstairs bathroom	Water damage. Ceiling damage	Flat roof repaired. Dick Grace, plastering contract fixed the ceiling damage.
West Exterior Side Wall	Cat was informed that openings in the wall near the AC units on the west side wall (facing parking lot) could be potentially places mice would enter.	Filled with expanding foam

First Unitarian Church of Omaha 2023 Building Items - In process

Steeple & Exterior of Church	Re-paint, take care of any rotting wood, put up bowling pin ornament that was knocked off	Meeting with Traco on 12/29/22. Get two bids...one from Traco and one from Joe Davis (pinnaclebuildersofomaha@gmail.com) - 402-598-3714...be ready to start in Spring, exterior lighting scenarios, lighting estimates
Solar Project	Decide whether to proceed or not with one of the scenarios that have been developed.	Walt and Jack and Mark meeting with accounting firm on 1/6/23 for funding information.
Attic brick	Needed tuckpointing	e-mailed Mike- member at church - get his advice
Energy Efficiency	Insulate the cold area in the attic over the chancel.	Meeting with Midwest Quality Insulation (Lori @ 402-871-9832) on 1/4/23
Energy Efficiency	Insulate the north wall of the organ loft from the attic side.	Meeting with Midwest Quality Insulation (Lori @ 402-871-9832) on 1/4/23
Hall leading into Common Room	Bookshelf lights	Installed, just needs to be finalized
Front of Church - Canopy	The canopy at the top of the chain holding the light up broke.	
Broken Windows	Repair broken windows and storm windows (R.E.wing and rear of main building, crows nest).	
Common Room	Projector install	Lloyd is doing. Needs pictures of ceiling for electrical install
Doors	Replace the interior-grade door at the top of the back stairs with an insulated, weatherstripped door system.	Discuss with Bob - Jack reach out to Bill
Energy Efficiency	Install an insulated cover for the pull-down attic stairs	Mark will buy cover.
Energy Efficiency	Seal air leaks in the attic and other places.	
Lights in common room	Replace with LED	Discuss further with Bob
Sanctuary Window replacement	Ongoing window replacement	Bob is going to use the carpenter who worked on the column bases to do some work Aaron needs to paint the wood in one of the windows
Brick exterior	tuckpointing in several spots	
Front Steps	repairs and caulking	
Nursery Door	Replace with a better, energy efficient door	