

Unitarian Universalist Church of Bloomington, Indiana

*Seeking the Spirit, Building Community, Changing the World*

Board Minutes

March 15, 2023



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**Board members attending:** Linda Pickle, Mary Craig, Drew Schrader, Regina DiLamore

**Board Members Attending via Zoom:** Abby Gitlitz,

**Board members absent:** Jane McLeod, Rich Slabach

**Ministers attending:** Rev Connie Grant, Rev Emily Leite

**Guests attending:** Dick Stumpner, Mary O'Donnell via Zoom

**Submitted by:** Regina DiLamore, Secretary

**Attached Documents:**

- A. HVAC Considerations
- B. Facility Map

## **I. Call to Order and Chalice Lighting**

President Abby Gitlitz called the meeting to order at 7:05 pm, and the chalice was lit. A quorum was in attendance.

## **II. Check-in**

## **III. Approval of the Board Minutes**

Regina DiLavore moved to approve the minutes. The motion was seconded and approved.

## **IV. New Business**

### **A. HVAC Considerations**

Dick Stumpner provided details around the furnace repair requirements and possible solutions. Two parts of the furnace must be replaced and the cost to repair the furnace is expected to be \$18,000. The current system is only 80% efficient and the repair will increase efficiency. Since the repair will be close to \$20,000 Dick Stumpner and Molly O'Donnell suggested the Board consider replacing the current furnace with a Variable Refrigerant Flow (VFR) system, which is an all-electric super-efficient heat pump and is not fossil fuel dependent. The church generates enough electricity to run the VFR system so the church's carbon footprint will be reduced. A VFR system is currently in place in the RE area. Although this system will work with the church's current duct system, new equipment in the mechanical room may encroach on office space.

The air conditioning system should last another 5-10 years and there is no need for heat until the fall, so a decision is not imminently required; however, the VRF cost may increase 25% later this year.

The estimated cost for the VFR system is \$150-\$200K. The proposal for the system includes three sections and is in Attachment B. UUCB could purchase one section and then phase in the other two sections over time, but the cost will increase. Dick Stumpner is currently waiting on a price for one unit.

Molly O'Donnell may work on some grants and Commercial Services will work with Duke on a grant as well. The Board will decide on a path forward later in the spring.

A detailed description of the HVAC considerations is provided in Attachment B.

## V. Reports

### A. Report from Lead Minister

Rev. Grant provided updates to the Board. The minister is receiving positive responses about the inclusion of upcoming events in the Prologue. Rev. Grant reported that she appreciates that the Worship Associates are participating in the service. She also noted that families and children are slow to return to UUCB following the pandemic and the need for additional adult volunteers for RE. Currently individual invitations are being sent out for adult volunteers. The Board offered to help with recruiting volunteers.

### B. Roll Out of Search Committee

Roll out of the search committee will be addressed in the April 9 Prologue and from the pulpit. In order to establish the search committee by May 21, seven candidate names will be needed by April 28. Drew Shrader is currently developing and testing the electronic voting system. The Congregational Meeting is June 4.

### C. Bi-Monthly Forum

Andrew Appel will be presenting *Socially Responsible Money Management* on April 30. The forum will be advertised in the Prologue and Linda Pickle will reserve the library for the event.

### D. Personnel Policy

Drew Schrader motioned to approve the personnel policy. Linda Pickle seconded the motion. The Board approved the Personnel Policy.

### E. Stewardship

Discussed during executive session.

## VI. Housekeeping

Sunday Announcements (good through April 30)

Prologue articles (good through May 1)

Possible board dinner Sunday, March 26

## **VII. Topics for Future Consideration**

### **A. By-Laws Committee Proposed Changes**

The Board discussed the timeline for announcing draft By-Law revisions. The By-Law draft revisions will be completed by April 12 for Board discussion. The proposed changes need to be announced by May 4, 30 days prior to the Congregational meeting.

## **VIII. Executive Session**

The Board entered executive session at 8:00 p.m.

## **IX. Adjournment**

President Abby Gitlitz adjourned the meeting at approximately 8:47 p.m.

## Attachment A

## UU Church HVAC considerations

As you are all aware, the furnace (indoor air exchanger) for the Meeting Room failed to heat on several Sunday mornings, starting before last Christmas. That required “after hours” servicing by the HVAC contractor. (The system failed to turn on, which the technician showed Jeff how to restart after his third visit.) It took several more trips to determine the cause of the problems. It turns out that heating modules on the ductwork (“duct heaters”) on both the Meeting Room and Fellowship Hall air exchangers that are badly corroded. (New air handlers were installed in 2013 and 2010, respectively, but the duct heaters, installed in 1999, had never been replaced.) I have attached a quote for \$18,375 to replace them with two 80% efficient Reznor duct heaters. These take weeks to receive and would need to be installed before the next heating season unless we replace the air handlers and AC units with a more efficient and flexible system.

That brings us to the main reason for contacting the board. The congregation has pledged to reduce our carbon footprint to as close to net zero as possible. We have the option to install Variable Refrigerant Flow (VRF) HVAC systems\* that would be more energy efficient and all electric (we currently use natural gas to heat to heat). This would be a very significant investment for us to make, but Molly O’Donnell and I both want the board to assess whether this is possible, in part because we are going to have to spend close to \$20,000 this summer just to repair the old duct heaters.

We don’t yet have an exact idea what the proposed system will cost. From our preliminary discussions, it looks like it will probably be \$150,000 to \$200,000. Part of the reason for the high cost is that the Meeting Room and Fellowship Hall heat exchangers are in the same utility room as the unit for stall offices, which would need to be replaced at the same time since it is blocked by the Meeting Room unit. Also, current building code requires that large areas like our Meeting Room have fresh air introduced into the HVAC system to allow for a healthier air. The necessary ventilation system, “Energy Recovery Ventilator” (ERV), use the air being exhausted to condition the incoming fresh air, and are quite expensive themselves. We are probably not required to do this right now, but if other work is done in this area it would make sense to at least set up the pipes and duct work to allow for such a ventilation system to be installed in the future.

So that is the “shocking” news. We don’t have to do this right now, but it seems to be what we should do at least at some point in the future. We know this is probably not a good time to be spending lots of money, which would likely require that we borrow at least some portion of it. Probably the soonest that this installation could take place would be this fall, so there is time to discuss everything further. Right now we just want to bring this to the attention of the board as something potentially coming up in the future.

Thank you,

Dick Stumpner and Molly O’Donnell, Building co-chairs

\*VRF: [https://en.wikipedia.org/wiki/Variable\\_refrigerant\\_flow](https://en.wikipedia.org/wiki/Variable_refrigerant_flow)

ERV: [https://en.wikipedia.org/wiki/Energy\\_recovery\\_ventilation](https://en.wikipedia.org/wiki/Energy_recovery_ventilation)

February 1, 2023

Unitarian Universalist Church  
2120 N Fee Ln.  
Bloomington, IN 47408

From: David Sonneborn  
Subject: Replacement of Existing 250,000 and 30,000 BTU Duct Heaters

**Included in this Quote:**

- Purchase and installation of all materials for the scope of work below.
- Installation of:
  - Two (2) Reznor Duct Heaters
  - One (1) – 250,000 BTU | 80% AFUE Heater
  - One (1) – 300,000 BTU | 80% AFUE Heater
- Removal of the existing duct and insulation to access and remove the two existing duct heaters.
- Removal of the two existing duct heaters and disposal of them at a location off site.
- Re-connecting to the existing gas line, flue piping, high and low voltage wiring for the existing duct heaters.
- Hanging the two new heaters off of the existing all-thread mounted to the ceiling.
- Startup and verification of the proper operation of the newly installed equipment.

**Not Included: Replacement or service of any high or low voltage wiring, flue piping, gas line, controls, fire suppression work, fire dampers or return air smoke detectors.**

**Total Labor and Materials (Tax Exempt):** **\$18,375.00**

\_\_\_\_\_  
David Sonneborn  
Proposed –CSB Representative

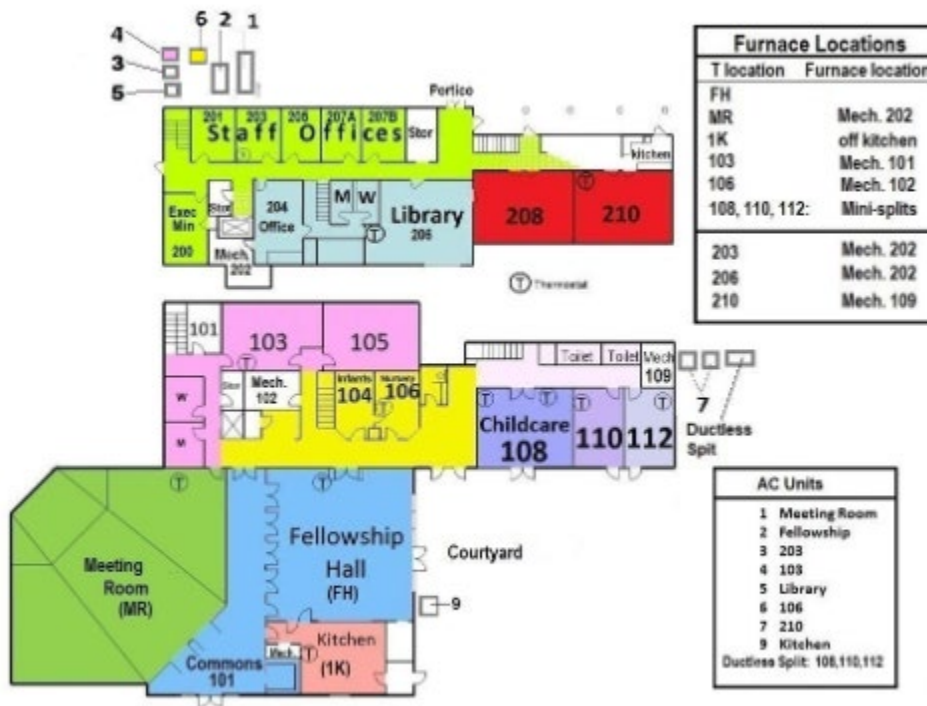
\_\_\_\_\_  
2/1/2023  
date

\_\_\_\_\_  
Accepted –Customer/Customer Representative

\_\_\_\_\_  
date

## Attachment B





**UU Church of Bloomington HVAC Zones**