



The Community Church of Chapel Hill  
UNITARIAN UNIVERSALIST  
106 Purefoy Road, Chapel Hill, NC 27514 • 919-942-2050 • c3huu.org

**CONGREGATIONAL MEETING**  
**December 4, 2016**

**1. Chalice Lighting**

Bill Poteat, Board Chair, called the meeting to order, affirming a quorum was present. The official number present, according to registration, was 162, including 38 proxy votes.

Kathy Hodges opened the meeting with a reading while Bill Poteat lit the Chalice.

Recognized Polly Johnson as Parliamentarian for the meeting.

**2. Covenant**

Bill Poteat reviewed the Covenant of The Community Church of Chapel Hill UU.

**3. Motion to Approve the Strategic Plan Update**

Pete Bird, Chair of the Strategy Management Team, presented the Strategic Plan Update, providing context for the update; how the update has been developed over the past year including editing, review by the ministries, and posting on the website for suggestions from the congregation. The update is a three-year plan and consists of three main parts: Nurturing Our Spiritual Growth; Supporting and Caring for Each Other; and Effecting Change Through Our Love for the World.

Special recognition for Becky Waibel and Kari Andrade for their foundational work, and to Laurence Kirsch in the development of the Strategic Plan.

Peter Bird opened the conversation for questions. Discussed changes from our past Strategic Plan version—some examples included physical plant; additional focus on worship experience; and attention to social justice issues around racism and discrimination.

The motion presented by Bill Poteat, on behalf of the Board, before the Congregation is as follows:

RESOLVE, that the Strategic Plan update approved by the Board of Trustees is herewith affirmed by the Congregation.

Second by Becky Waibel.

All in favor with none opposing and no abstentions.

**4. Motion to Move Ahead with the Building Project Process to a Financial Feasibility Study**

Bill Poteat opened this segment of the meeting by recognizing the many people who over the past three years who have been involved in the development of our space expansion priorities. Cathy Cole reviewed the process for developing plans towards space expansion and the potential for a capital campaign. Clarified that we are not voting on whether to approve a capital campaign today. Shared with the Congregation the intent to develop three options for plans to be presented to the Congregation—a Basic, Middle and Vision Plan. Agreed with the comment that there is always a fourth option—not to change. Clarified that the figures included in the presentation of the plans do not include the current mortgage from the last building campaign. The focus of the meeting was the Vision Option, which is the only one of the three plans that meets the entirety of requirements expressed by the Congregation, and meets our space needs for the next 10 years. Today's vote does not commit the Church to any money, nor does it include all of the final design elements, which will be redefined following the Capital Campaign.

Paige Smith reviewed the results from the recent survey of the Congregation. Discussed feedback from the survey, including areas that the Vision Plan may not address, such as parking, the Manse, and storage. 76.7% of respondents stated that the Vision Plan meets the needs of the Church “Mostly” or “Very Well.” Reviewed priority areas and comments from respondents. Concerns included cost (to the Church and its Congregants); and the Church's existing mortgage. Reviewed the process and the timelines—next step would be to move forward with a financial feasibility study to assess the prospects for a capital campaign. Reiterated that the scope and cost of the project would be determined by the congregation after the results of a capital campaign are known to ensure affordability.

Bill Poteat opened the floor for discussion.

- Question—How is the decision made to pay off the current mortgage? Reviewed how paying off mortgage could be included in total financing plan, and how that would be put before the Congregation before proceeding. The Building Project Finance Task Force is already looking at all of the options to ensure that the Church remains in a stable financial position.
- Question—Will the Committee look at whether all plans meet the values of the Church? Expressed concern that the Basic Plan does not address accessibility requirements for handicapped persons. Did clarify that the Strategic Plan does not explicitly reference ADA compliance, however, accessibility is referenced.
- Question—Is there any discussion of how the fundraising that will happen in 2018 could contribute to this as well? Usually in a Capital Campaign, the pledge is to be paid out over a number of years, rather than all at once.
- Comment—the Vision Plan is less expensive than the previous Capital Campaign.
- Comment—Encouraged the Congregation to dream and start with our ideal, and then work to reconcile our plans with available resources.
- Comment—reminded the Congregation that ten years ago, during the Capital Campaign to renovate the Sanctuary, we elected not to expand the Religious Education area, and that this effort is, in effect, fulfilling the promise that was made at the time to revisit this.

- Question—will the Capital Campaign happen at the same time as the Operational Campaign? Concern is that it may hurt both campaigns if done simultaneously.
- Question—what impact will the loss of \$55,000 in annual income from the rental with the Chapel Hill Cooperative Preschool be? We must make up that difference, and the Board and the Finance Committee are working to address the operational shortfall that CCCP's departure presents.
- Comment—difficult to reconcile the mortgage and renovation loan that we are already servicing with the idea of a new loan.

Bill Poteat reviewed the Financial Feasibility Study—how input will be collected from a representative sample of the Congregation, and what the purpose of that input will be. Interviews would be anonymous and conducted by a neutral party, Mark Ewert, beginning early January 2017. These interviews will provide the Congregation and its leadership a picture of what a Capital Campaign could realistically produce. A Congregational Meeting will be held to review the study results and decide on whether to hold a capital campaign. There were no further comments about the Feasibility Study.

**The motion presented** by Bill Poteat, on behalf of the Board, before the Congregation is as follows:

RESOLVE, that the Congregation believes that the “Vision” option presented by the Board of Trustees is in consonance with the Mission of the church, and that we should move to the next step in our process, a financial feasibility study, to further guide the deliberations of the Congregation in deciding whether to launch a Capital Campaign. And further resolved that we, the Members of this church will, as we are able, lend enthusiastic support to the financial feasibility study in the month of January 2017.

Second by Nicole Graysmith

**A motion to amend** that we strike the first half of the first sentence, in that it affirms the Vision Option, from “that the Congregation believes...” through “...church, and that...”. The revised statement would read, from the beginning, “RESOLVE, we should move to the next step...”

Amendment seconded by Peter Bird.

Discussion as to whether the Basic or Middle Plans meet the vision and values of the Church, and expressed support for the Vision Plan as it included all elements desired through Congregational input. Discussed that there is confusion in the relationship between the three options and clarified that the Vision Plan includes the requirements of all three plans. Discussed that the Feasibility Study is aided by having some financial targets in mind and that the Congregation is not bound for any spending through the resolution, rather only to proceed with the Feasibility Study.

Discussion centered around the importance of including the first clause.

Larry Ross made a motion to stop discussion and call the question for a vote.

The Chair recognized the needed 2/3 majority in favor of voting on the amendment.

Fourteen Members voted in favor of the amendment.

A visible majority voted against the amendment.

Motion to amend the original motion failed.

Without further objection, Bill Poteat asked the Congregation to vote on the original resolution.

A visible majority, not requiring a hand count, voted in favor of the resolution.

Without a specific hand count, fewer than 20 persons voted against the resolution.

The original motion is approved as written.

Many present made a motion to adjourn the meeting.

All in favor with none opposing.

**5. Extinguish the Chalice and Closing Words**

Bill Poteat led the Congregation in our closing words for extinguishing the chalice.



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**CONGREGATIONAL MEETING AGENDA**  
**December 4, 2016**  
**IMMEDIATELY AFTER the SECOND SERVICE**  
**At 12:00 p.m.**  
**In The SANCTUARY**

**Chalice Lighting and Opening Words**

**Covenant**

**Motion to Affirm the Strategic Plan Update**

**RESOLVE**, that the Strategic Plan update approved by the Board of Trustees is herewith affirmed by the congregation.

**Motion to Move Ahead with the Building Project Process to a Financial Feasibility Study**

**RESOLVE**, that the Congregation believes the "Vision" option presented by the Board of Trustees is in consonance with the Mission of the church, and that we should move to the next step in our process, a financial feasibility study, to further guide the deliberations of the Congregation in deciding whether to launch a Capital Campaign. And further resolved that we, the Members of the church will, as we are able, lend enthusiastic support to the financial feasibility study in the month of January 2017.

**Extinguish the Chalice and Closing Words**