

Swansboro United Methodist Church
Trustees' Meeting Minutes
March 4, 2021

PRESENT: Pastor Kevin Baker, Jeff Conaway, Becky Doris, Mel Guss, Elizabeth Holtz, Roger Fulp, Tom Scholl, Alan Tate, Paul Williams

ABSENT: Pastor Adam Barth, Barry Fetzer, Jim Gamble, Sanders Hall, Patti Heller, Carl Mullins,

Enclosures: (1) Piedmont Service Group Cap-Ex Presentation for SUMC dated March 4, 2021
(2) Piedmont Service Group Project Proposal Q-01-2021-206171 dated January 21, 2021

Tom Scholl called the meeting to order at 5:30 PM and Pastor Kevin Baker opened the meeting with a prayer.

1. Tom welcomed everyone, lit a candle to represent Jesus' presence. Tom also asked and several members shared their personal joys and concerns.

2. Tom introduced Colton Lane, from Piedmont Service Group, our HVAC maintenance contractor, to present their proposal for HVAC replacement and upgrade. As a reminder, the current 2-year contract with Piedmont expires on April 13, 2021. Colton introduced his manager, Jay Tripp. Colton provided Enclosure (1) hard copies to some trustees. He proposed replacing 3 HVAC units (2 manufactured in 1999 and 1 in 2000), upgrading with GPS bi-polar ionization units in all HVAC systems on campus, and upgrading to automated controls in buildings 1 and 2 for a total cost \$128,003. He said our estimated energy savings for this proposal would be \$8,000/year. He also suggested, if the \$128,003 was too much to pay at one time, we consider leasing this purchase with a partnering company for \$2,595.38/month for 60 months. The cost for replacement of the 3 HVAC units is \$45,770 per Enclosure (2), Piedmont's earlier HVAC proposal, however stated at the meeting the cost to replace all 3 was approximately \$40,000. He said the cost for upgrading to the GPS bi-polar ionization units on all HVACs on campus is approximately \$30,000. He said the cost of upgrading to automated controls in buildings 1 and 2 is approximately \$57,000. Colton projected our next HVAC replacements will be required on 2 building 1 HVAC units (manufactured in 2005 and 2005).

3. Jeff Conaway provided an update on the storm water permit. Jeff stated he met with John Freshwater, owner of Crystal Coast Engineering, and SUMC church member. John wrote the existing permit. Jeff stated the permit will expire in March 2021. He said the church has not met all of the requirements listed in the existing permit. Some of the items in the existing permit are above the minimum North Carolina regulatory requirements. He said John suggested SUMC reduce the requirements of existing permit to include the minimum NC State requirements and only the above minimum requirements previously agreed to that provide the most environmental benefit at the lowest cost to implement. Some of these included the following:

- flattening the soil on 2 medians in building 3 parking lot and adding rock around those median drains;
- adding a rock drain field on the outlet of a building 1 gutter that currently drains directly into Highway 24;
- addressing the drain between buildings 1 and 2 that dumps water into the wetland behind the previous Barnum house location.

At the meeting with John, John said issues with this drain were the original root cause for ground erosion and eventual removal of the stairs between buildings 1 and 2. Jeff said the first step was to engage John to develop the new permit, then to pursue obtaining contractors to do the modifications on site. Jeff also said that John recommended if we plan to install the pull over lane at the Day Care within the next 10 years, we

should include this in the storm water permit since it would impact the retention pond across the street from the Day Care.

CONSESUS: The trustees provided consensus to not include the Day Care pull over lane in the next storm water permit.

CONSESUS: The trustees provided consensus to engage Crystal Coast Engineering to develop a new storm water permit on behalf of the church.

4. Tom stated he would like to adjourn rather than cover the remaining agenda items and meet before our next regularly scheduled meeting in April. Tom stated our next meeting will be March 18th at 5:30 P.M.

Tom adjourned the meeting at 7:00 P.M. and Roger closed the meeting with a prayer.

Respectfully submitted,

Paul Williams, Secretary