

Southwood Church

MINUTES

SPECIAL COUNCIL MEETING
July 7, 2021
Location: ZOOM Video Conference
6:30 PM to 8:30 PM

Council Members	Position	P=Present	R=Regrets	Other Attendees	Position
Abawana, Million	Member	P		Philip Rodd	Trustee
Annesley, Sandra	Secretary	P		Bruce McIntosh	Trustee
Carroll, Derek	Treasurer	P		Brodie	Rocky Mountain Solar
Chikinda, Neena	SCW Rep.	R		Jared	Rocky Mountain Solar
Hanley, Bill	Regional Rep.	P		Ryan	Rocky Mountain Solar
McLean, Jan	Chair/Acting M&P	P			
Pearson, Donna	Non-Voting	P			
Grottenberg, Samuel	Min. Personnel	P			
Nain, Corinne	Min. Personnel	P			
JJ Soriano	Min. Personnel	P			

ACTIONS SUMMARY FOUND AT BOTTOM OF MINUTES

Meeting called to order at 6:36 PM

- 1. Opening Prayer (Rev. Samuel Grottenberg)**
- 2. Rocky Mountain Solar Co. Presentation**
 - Rocky Mountain Solar was invited to give a presentation of their mock-up design for a potential solar panel installation on the roof of SWUC's building
 - Solar Experts as well as a roofing experts
 - Lynnwood Roofing sister company
 - No hidden fees
 - Shared a System Overview for potential install at Southwood (initial design)
 - Have not been physically on the roof at this point
 - System size :118x390W Panels (46kW total)
 - Output 53,100 kWh/year (78% of current usage)
 - Benefits:
 - Reduce operating costs
 - Energy bill reduction of ~\$6,400/year
 - Exported Energy: ~\$1,700/year
 - Total ~\$8,100/year utility savings
 - Reduce carbon emissions = 28 tons CO2/year (= to planting 460 trees/year, or a 34 acre forest)
 - Inspiration – show online monitoring in real time, Educational sessions

- United Church Grant Funding – Faithful Footprints – up to \$30K (matching-style – congregation provides at least \$15K)
- If Solar Financing is required: HSBC has solar-specific, low rate/15-year term loans available – Southwood would pay ~\$5,500/year, but while saving ~\$8,100/year (NET CASH FLOW POSITIVE) – before the grant total cost is ~\$90,000, after grant is ~\$60K (financing available over 15 years)
- Life Span of the Panels: 25-year manufacturer’s warranty (standard), the useful life of solar panels is about 40 year but they will degrade over time
- Costs of Replacement / Disposal: most of a solar panel is recyclable but there is no current infrastructure in AB for recycling, small trace amounts cannot be recycled – may get deposit or refund at time of recycling
- Weather Resistance: rate for a direct hit of 1” hail at 80 km/hour (normal hail incidents) – extreme damage
- Costs for Transmission: 1:1 ratio of what you pay vs. what you get back from the company – will show as a credit on bill – some companies will pay higher premium
- Does Insurance cover damage to solar panels? Will likely need additional coverage for solar panels; **ACTION: Donna contact Rogers for info**
- Solar Energy maintenance – minimal to no maintenance required; online monitoring will be available for the duration of the warranty (install warranty of 5 years, 25-year manufacturer’s warranty) **ACTION: Brodie to send specific manufacturer warranty information. upon request**
- **ACTION: Donna to find out if the credit that comes on the energy bill is applied pre- or post-GST**
- Several distributors available to Rocky Mountain Solar for current stock, but in the future, there may be shipping shortages and issues with importing overseas
- United Churches with Solar Panels: Deer Park United (SE Calgary), Parkdale United (NW Calgary), Ralph Connor Memorial (Canmore) **ACTION: Sam to get info from these churches on their returns and experience of solar installs**
- United Churches in Progress: Hillhurst United, Strathmore United, Okotoks United, United Church in the Valley

3. Roof Repairs Update

- Roof inspection was completed and the roof is in absolute, urgent need of repair
- HVAC equipment needs to be replaced;
- Building envelope/pad needs repair on the west side of the building to stop the constant seepage/leaking in Room 2 and the Choir Room
- Rooftop cross structure needs to be replaced (severe dry rot)

MOTION 2021-SPECIAL-002: That the Council initiate and direct the Board of Trustees to authorize the following property-related projects, in prioritized order (based on financial feasibility): (1) replacing the flat portion of the roof; (2) replacing the HVAC equipment on the roof; (3) repairing the building envelope/pad to eliminate seepage/leaking on the west side of the building; and (4) the process of installing solar panels on the roof. Moved by Derek Carroll. Seconded by Bill Hanley. CARRIED.

MOTION 2021-SPECIAL-003: That the Council direct the Board of Trustees to authorize the Treasurer, Council Chairperson, and Lead Pastor to obtain a pre-

approval for a loan/mortgage of up to \$500,000 to cover the costs of the projects outlined in MOTION 2021-SPECIAL-002, in order of priority, by first approaching our current financial institution, The Royal Bank of Canada, and subsequently moving on to another institution and/or broker if necessary. Moved by Derek Carroll. Seconded by Neena Chikinda. CARRIED.

MOTION 2021-SPECIAL-004: Approach commercial contractors to obtain quotes for repairing the flat roof, replacement of the HVAC units, and repairing the building envelope (PAD), and the solar panels. Moved by Derek Carroll. Seconded by Sandy Annesley. WITHDRAWN.

MOTION 2021-SPECIAL-005: That the Council create a congregational Commission and appoint Bruce McIntosh (Trustee) as its Chairperson, with the following powers: (1) the authorization to hire (an) appropriate project consultant(s); and (2) to supervise said consultant(s) in coordinating the projects for replacement of the flat roof, replacement of the HVAC units, and repair of the building envelope/pad. Moved by Derek Carroll. Seconded by Sandy Annesley. CARRIED.

- **ACTION: Bruce to approach his network and provide cost estimates within 2 weeks.**

4. **Refugee Sponsorship**

- Ammar has provided info on a new sponsorship opportunity
- Million advises against taking on this responsibility at this time due to the outstanding sponsorship files we currently have and the large, time-consuming projects that are before us as a congregation; Council agrees

5. **Closing Prayer**

6. **Meeting Adjourned**

- Time: 8:10 PM

ACTION ITEMS SUMMARY

#	Action Item	Responsibility	Due Date	Completed
1.	Contact Rogers re: Insurance costs on Solar Panels	Donna	ASAP	
2.	Ask Brodie to send Manufacturers' Warranty details on Solar Panels	Sam	ASAP	
3.	Is energy credit applied pre- or post- GST calculation?	Donna	ASAP	
4.	Speak to Calgary United churches who currently have solar panels and discuss their experience.	Sam	ASAP	
5.	Approach network to discuss consultant opportunity and costs.	Bruce	July 21, 2021	