**Congregational Support Commission**

**Western Ontario Waterways Regional Council**

**of The United Church of Canada**

**Minutes**

November 9, 2023, 9:30 am

Via Zoom

Roster: (9) Ann Harbridge (DLM, Chair), Judy Chalmers (Lay), Rebekah Duncan (OM), Norm Eygenraam (Lay), Lesley Fox (OM), Bruce Gregersen (OM-R), Marg Krauter (Lay), Peter Kudelka (Lay), Roz Vincent-Haven (DM-R)

Staff Support: Rev. John Neff, Minister, Congregational Support

Sue Duliban, Executive Assistant

**Present:**  Ann Harbridge, Judy Chalmers, Norm Eygenraam, Lesley Fox, Bruce Gregersen, Marg Krauter, Roz Vincent-Haven

Guests: Colin Syder, Sharon Norton

## Regrets: Rebekah Duncan, Peter Kudelka, John Neff

Acknowledging the Land: Ann Harbridge

Welcome and Constitute Meeting:Ann Harbridge welcomed all, particularly newcomers Colin and Sharon, and constituted the meeting in the name of Jesus Christ for all business that comes before it.

Opening Worship:Roz Vincent-Haven

Introductions: Ann Harbridge invited those gathered to introduce themselves and outlined how the CSC does its work.

## Opening Agreements:

Approval of Agenda:

The Congregational Support Commission of Western Ontario Waterways Regional Council **agree** on the agenda.

Approval of Previous Minutes:

The Congregational Support Commission of Western Ontario Waterways Regional Council **agree t**o approve the minutes of October 16, 2023 as circulated.

## Business Arising:

1. Email votes (confirmation of)
2. 230926 – Sale of Goldstone UC

MOTION: Bruce Gregersen / Marg Krauter That the congregational support commission of Western Ontario Waterways Regional Council approves the sale of Goldstone United Church, located at 7516 Wellington Rd 8 the legal description of which is Pt Lot 13 Concession 10, township of Mapleton, Wellington County with the following terms:

Buyer: Darcy Martin

Sale Price $210,000

Deposit $10,000

Closing Date: Nov 17,2023

Funds to be held in trust. CARRIED.

B) 231004 – Listing of Brussels UC Manse

MOTION: Norm Eygenraam / Roz Vincent-Haven That the Congregational Support Commission of Western Ontario Waterways Regional Council agrees to the request by the Trustees of Brussels United Church to list for sale the Manse located at 59 King St., Brussels ON, The legal description of which is Lt 138 PL 192 Brussels: LT 155 Pl 192 Brussels Municipality of Huron East.

Listing Agent: Re/Max Midwestern Ontario realty Inc. Commission 4%. Listing Price $469,000.

Funds from the sale to be held in trust by Brussels United Church Trustees. CARRIED.

C) 231011 – Listing of Parkview, Stratford

MOTION: Peter Kudelka / Judy Chalmers That the Congregational Support Commission of Western Ontario Waterways Regional Council agree to the request of the Trustees of Parkview United Church, Stratford to list for sale the certain real Property, the legal description of which is LT 6 PT Lot 115, LT 7 Pt Lot 115, Lot 8 PT Lot 115; Lot 9 Pt Lot 115; Lot 10 PL 115 except PT 1 Stratford, ON, and the municipal address of which is 74 Parkview Dr., Stratford, ON pursuant to an agreement between the Trustees of Parkview United Church, a congregation of the United Church of Canada, as Vendor and Royal LePage Hiller Realty, as Listing Broker, dated the 1st day of October, 2023 the terms of which are as follows:

Agent: Sherie Roulston, Commission Rate 4%

Proposed Listing Date: Oct. 9. 2023

Asking Price $1,450,000 CARRIED.

D) 231011 – Sale of Brussels UC Manse

MOTION: Marg Krauter / Rebekah Duncan That the Congregational Support Commission of Western Ontario Waterways Regional Council approve the sale of the Mans of Brussels United Church with the following terms:

to the sale of certain Real Property, the legal description of which is LT 138 PL 192 BRUSSELS; LT 155 PL 192 BRUSSELS MUNICIPALITY OF HURON EAST, and the municipal address of which is 59 King Street, Brussels, ON, N0G1H0, pursuant to an agreement between the Trustees of Brussels United Church, a congregation of The United Church of Canada, as seller, and John Richard Steinman and Yvonne Cornelia Steinman, as buyer, dated the 5th day of October, 2023, and subject to regional council approval, the terms of which are as follows:

purchaser is John Richard Steinman and Yvonne Cornelia Steinman

sale price is $469,000, with a $5,000 deposit

scheduled irrevocability date is the 18th of October, 2023

scheduled completion date is the 5th of January, 2024

The offer is conditional upon the inspection of the property by a home inspector at the buyer’s expense, and the obtaining of a report satisfactory to the buyer in the buyer’s sole and absolute discretion.

The offer is conditional upon the sale of the buyer’s property (142 Vanier Dr., Kitchener, ON, N2C1J5). Unless the buyer gives notice in writing delivered to the seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 11:59 PM on the 1st of December, 2023, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer’s sole option by notice in writing to the Seller as aforesaid within the time period stated herein.

(2) That the following disposition of the proceeds arising from the transaction:

That the proceeds from this sale be put into a restricted fund, which the congregation will access only for major projects, under the permission of Western Ontario Waterways Regional Council. The interest from this investment will contribute to the operating cost of Brussels United Church. CARRIED.

E) 231017 –Tottenham/Rich Hill Amalgamation date

MOTION: Marg Krauter / Judy Chalmers

That the Congregational Support Commission of Western Ontario Waterways Regional Council approves the amalgamation date of Tottenham UC and Rich Hill UC as October 22, 2023. CARRIED

F) 231017 – Melville UC – sale of easement

MOTION: Lesley Fox / Bruce Gregersen That the Congregational Support Commission of Western Ontario Waterways Regional Council agree

(1) to the sale of certain Real Property, the legal description of which is the lands 20 feet to the immediate East of the 350 St. Andrews Street Wall, 136 feet South from St. Andrews Street and the lands West of the wall 17 feet from the western boundary towards the wall and to the river. This maintains the wall on Melville property and removes issues of maintenance and stability. An additional 3 feet of land which makes the lands West and North of the wall to be 17 feet, shall be transferred to affect all the lands transferred, to be one parcel, and the municipal address of which is 300 St. Andrew St W, Fergus, ON N1M 2W1. Pursuant to an agreement between the Trustees of Melville United Church, a congregation of The United Church of Canada, as Seller, and Eric Van Grootheest Holdings Inc, as Purchaser, dated the 15th day of September, 2023, and subject to regional council approval, the terms of which include the following:

Agreed upon price: $100,000

Deposit: $25,000

Van Grootheest Holdings to cover cost of surveys.

Melville United to provide draft legal documents for sale and for the two easements.

PURPOSE

This Agreement is entered into for the following reasons;

1. To facilitate the development of 350 St. Andrew St. West, Fergus as an attainable housing project.

2. To protect the existing property rights of Melville United Church immediately adjacent to the subject property.

3. To facilitate the movement of vehicles between the properties and onto St Andrew St. W.

The Real Property referred to in the above resolution is within the bounds of the Western Ontario Waterway Regional Council.

The said Real Property is held by the Trustees of Melville United Church, a congregation of The United Church of Canada and part of the Fergus: Melville Pastoral Charge, in trust for Melville United Church as a part of The United Church of Canada. CARRIED.

G) 231017 – Angus UC Listing

MOTION: Judy Chalmers / Bruce Gregersen That Congregational Support Commission of Western Ontario Waterways Regional Council agrees to the request of the trustees of Grenfel United Church to list the property at the former Angus United Church 56 Jonas St., Angus, for sale with the following terms:

Listing agent Bill Forsyth with Homelife Emerald Realty Ltd. Brokerage

Listing Price: 799,900

Commission rate 4%

CARRIED.

H) 231017 – Sale of Bluevale UC

MOTION: Lesley Fox /Bruce Gregersen That the Congregational Support Commission of Western Ontario Waterways Regional Council gives approval (1) to the SALE of certain Real Property, the legal description of which is PT LT 50 PL 166 Turn berry; PT LT 51 PL 166 Turnberry as in R206178; Municipality of Morris-Turnberry [PIN 41039-0148 (LT)];and the municipal address of which is 89 QUEEN STREET, BLUEVALE, ON (formerly known as Bluevale United Church) pursuant to an agreement between the Trustees of BLUEVALE UNITED CHURCH, a congregation of The United Church of Canada, as TRUSTEES, and Linden Wadel, Travis Drudge, and Lester Brubacher, as trustees for Maranatha Conservative Mennonite Church, dated the 6th day of October, 2023, and subject to regional council approval, the terms of which are as follows:

Buyer – Linden Wadel, Travis Drudge & Lester Brubacher, Trustees for Maranatha Conservative Mennonite Church

Sale price - $287,500

Deposit - $1.00

Closing Date – Nov. 15, 2023

All Chattels included except war memorabilia, basement cabinet & TV

See attached documents:

[Letter of intent from buyer](https://unitedchurch.sharepoint.com/:b:/r/sites/WOWCSC/MeetingLibrary/Bluevale%20-%20letter%20of%20interest.pdf?csf=1&web=1&e=a3cbsx)

[Offer to purchase](https://unitedchurch.sharepoint.com/:b:/r/sites/WOWCSC/MeetingLibrary/Bluevale%20-%20offer%20to%20purchase.pdf?csf=1&web=1&e=0hbQW1)

[Value assessments from three independent real estate brokers](https://unitedchurch.sharepoint.com/:b:/r/sites/WOWCSC/MeetingLibrary/Bluevale%20-%20Real%20Estate%20Valuations.pdf?csf=1&web=1&e=PBcZdf)

(2) to the following disposition of the proceeds arising from the transaction:

To be distributed as part of the final dispersal of funds upon official disbandment of the Bluevale United Church Community of Faith, with the approval of Western Ontario Waterways Regional Council.

These funds will be distributed to other registered charities including, but not limited to, the following:

North Huron Food Share

Wingham United Church

Brussels United Church

McIntosh United Church

Belgrave United Church

Camp Menesetung

(3) The Real Property referred to in the above resolution is within the bounds of Western Ontario Waterways Regional Council;

(4) The said Real Property is held by the Trustees of BLUEVALE United Church, a congregation of The United Church of Canada and part of the BLUEVALE Pastoral Charge, in trust for BLUEVALE United Church as a part of The United Church of Canada. CARRIED.

I) 231017 – CSC Grant Request

MOTION: Judy Chalmers / Roz Vincent-Haven That the Congregational Support Commission of Western Ontario Waterways Regional Council approve the grant request from Christine Smaller, Heather Davies & Kathy Underwood in the amount of $2,100 to cover the costs of preparing and delivering a minimum of 2 workshops (June 19 & Oct. 23, 2023) on Collaborative Ministry. CARRIED.

J) 231101 – Sale of Hampstead UC

MOTION: Marg Krauter / Roz Vincent-Haven That the Congregational Support Commission

approve the request of the trustees of Hampstead United Church for the sale of Hampstead United

Church, the physical location of which is 2208 Line 47, R.R. #1 Gadshill, ON, the legal description of

which is Hamstead United Church, Perth East (north Easthope) Con 11 Pt Lot 21, with the following

terms:

Sale price $$265,000

Deposit: $20,000

Closing date: November 30, 2023 (this may be extended to allow for rezoning at the buyer’s expense)

No additional terms or conditions. CARRIED.

K) 231101 – Bayfield Profiles

MOTION: Roz Vincent-Haven / Judy Chalmers That the Congregational Support Commission of Western Ontario Waterways Regional Council receive the Demographic, Financial Viability and Real Property Profiles for St. Andrews, Bayfield and approve them to call or appoint a minister at 20 hours per week. CARRIED.

L) 231107 – Sale of Angus Lot

MOTION: Norm Eygenraam / Judy Chalmers That the Congregational Support Commission of Western Ontario Waterways Regional Council approves the sale by the Trustees of Grenfel United Church of the single lot of the Angus United Church, the legal description of which is LT C S/S Jonas St. PL 160A Essa Twp.

Buyer: Janine Vernon

Offer price $165,000

Deposit $25,000

Closing Date Dec. 5, 2023

Proceeds of the sale to be held in trust by the Trustees of Grenfel United Church. CARRIED.

**Consent Docket:**

1. Correspondence: N/A
2. Pastoral Charge Supervisors
   1. Arthur Hills to Emmanual UC, Waterloo for the meeting on Oct. 11, 2023
   2. Marion Loree to Melville UC, Fergus to cover November 1 meeting of council. PCS Greg Smith-Young cannot make it.
   3. John Neff to St. Luke’s UC, Cambridge for meeting on October 10, 2023
   4. John Neff to Port Elgin UC for meeting on October 12, 2023.
   5. Norm Eygenraam to Mount Forest UC & Woodland UC for a congregational meeting on October 29, 2023. PCS Sue Campbell can’t make it. Note: Norm was covid positive at the time of the meeting, so could not be there in person. However got the process done by getting creative with laptops and zoom. Ann noted that a lot of our pastoral charge supervision has been done over zoom.
   6. John Neff to Eramosa Pastoral Charge for Official Board meeting on November 7, 2023.

Wiarton and Shallow Lake require pcs for upcoming meetings. Ann will share the dates when she has them., when have the dates will share.

1. Documents received for information
   1. Massie United Church - Governance Document
2. Report from Rep to the Executive: As the next Executive meeting is November 15, 2023, there was nothing new to report.

The Covenant Commission of Western Ontario Waterways Regional Council **agrees** by consensus to the Consent Docket.

## New Business:

1. Discussion of collaborative agreements

It was agreed to postpone the discussion until John Neff is in attendance. Collaborative Ministry workshop leaders, Christine Smaller, Heather Davies and Kathy Underwood, to be included in that discussion.

Lesley Fox left the meeting.

1. Volunteer to work with other Congregational Support Commissions and Discipleship and Justice Commissions, to come up with a Hate Crime Response Team.

Roz Vincent-Haven has volunteered. It was **agreed** by consensus that Roz Vincent-Haven represent the WOW CSC. Staff will let Horseshoe Falls Regional Council (they have discussed preparing a plan) know and check if a representative from the Discipleship and Justice Commission has been named.

1. PCS Payment Policy

**MOTION:** Marg Krauter / Norm Eygenraam

That the Congregational Support Commission of Western Ontario Waterways Regional Council approve the Tri-Regional Council Pastoral Charge Supervision Payment policy. **CARRIED**

# It was questioned if there is potential conflict with this vote as members of the CSC have and do serve as pastoral charge supervisors. Noted that there would not be enough people on the commission to have the vote if some recused themselves.

# Re: the trainings pcs need to take. Roz noted that the Boundaries training is not offered until the new year. Ann suggested that it might be possible to facilitate training among the three regional councils and will talk to John Neff about looking into this possibility when he gets back.

1. Mount Forest Woodland PC – CoF Profile

**MOTION:** Roz Vincent-Haven / Bruce Gregersen

That the Congregational Support Commission of Western Ontario Waterways Regional Council receives for information the CoF Profile and agree with the recommendation of Mount Forest / Woodland Pastoral Charge that they are viable to call/appoint a minister up to Category **B** for up to 40 hours. **CARRIED**. Conflict of interest: Norm Eygenraam.

Bruce noted the 40 hours is the significant piece, not the category. If there is a change to category do not need to come back to the commission. Norm will share that information with Mount Forest.

1. Southampton UC & Central Westside UC, Owen Sound Collaborative agreement and Terms of Operation.

**MOTION:** Marg Krauter / Judy Chalmers

That the Congregational Support Commission of Western Ontario Waterways Regional Council approve the collaborative agreement between Southampton UC and Central westside UC, Owen Sound to begin January 1, 2024. **CARRIED.**

1. Wroxeter UC Disbursement

**MOTION:** Bruce Gregersen / Norm Eygenraam

That due to the planned closure of Bluevale United Church, the disbursement of the 30% of funds from Wroxeter United Church as requested by the Trustees of Wroxeter United Church, and previously approved be changed to read as follows:

McIntosh United Church 20%

Clifford United Church 15%

Brussels United Church 15%

Wroxeter Community Hall 5%

North Huron and Community Food Share 5%

Food Grains of Canada 40%

Note: this motion removes the 15% to Bluevale and adds 5% to each of the other 3 United Churches named. **CARRIED.**

Noted: Wroxeter Gorrie were in a CRA audit, when both closed. The CSC determined not to disburse any funds until Wroxeter Gorrie got clearance from the CRA. Clearance has been received, so funds can be disbursed.

Next Meeting: **December 14, 2023 9:30 am (tentative).** If there is no need to meet, if any business arising can be completed by email, Ann will let the commission know.

Meetings of the CSC: 2nd Thursday of the month, 9:30 am.

Worship by: Norm

Land Acknowledgement: Judy

## Adjournment