



**Meeting of Council  
December 14, 2010  
Minutes**

In attendance: Bob Torrance, Carolyn Glasgow, Karen Dale, Jim Winn, Rosalie Bradley, Lee Muirhead, Wendy Johnston, Corey Helm, Barry Truscott, Tom Steele, Jane Dickson, Ron Fitton  
Regrets: Chris Bell

Call to order:

Focusing on the question, "what is important in your family circle's preparation for Christmas?", Council members related their experiences. Comments included the importance of place (cottage, home, new settings) significance of people (family, friends, those in need), references to food, favourite memories, and the relevance of traditional objects, like trees, ornaments, and missing decorations. Karen offered a prayer, reflecting on the variety of meaningful offerings of important Christmas preparations.

Minutes of November:

Ron moved and Lee seconded the adoption of the November minutes as circulated. All were in favour.

Agenda for December:

Corey moved and Wendy seconded the approval of the December agenda, with no changes. All were in favour.

Discussion items:

1. Process for South lot decisions:

Wendy outlined the process of these decisions as developed by the team of Tom, Karen, Jim, and Mary Anne. She reported that they had applied the four 'purpose pillars' in Ministry in Progress to the December 5 HOME presentation and found a relevant and valid fit. Similarly the four 'operating principles' were relevant. The group thus assumes that these eight elements of MiP will be relevant and valid for assessing various options for the use of the south property, and that a prioritizing process might not be necessary.

The team had recognized that this decision is significant and should be allowed appropriate time, and should include some form of community consultation.

Wendy then described a step-by step process with potential stop points as some options fail to meet the 'purpose pillars'.

Comments included suggested wording changes for MiP, the consideration of an outside facilitator for the community session, a caution about creating the impression that the decision is being given over to the community as opposed to this being a brainstorming session. Wendy agreed to begin to assemble a small team to organize such a community consultation session if Council agreed. Wendy moved and Jim seconded that the process plan be adopted. This passed unanimously.

## 2: Budget 2010:

Jim reported on the proposed salary and benefit increases for ministry personnel and other staff, indicating that these are based on conversations with Presbytery and ministry staff, and on cost of living increases over the past year. Jim moved and Lee seconded that council approve the pay increases as proposed. This passed unanimously.

Tom requested of council that Program Expenses section of the 2011 budget plan be reviewed and he be informed before the end of December of any changes needed. Tom reported that the plan remains in draft until this information and the costs of our temporary location are known.

## 3. HOME update and financial options:

Karen Watson, Chair of HOME commission, reported that the display from the Dec 5 presentation would remain in the sanctuary, at rear, until early in January to allow for maximum input from the congregation. She outlined the importance of revisiting periodically the background and prior decisions, which many seem to overlook, so that the story of this project, from the Real Property Review Committee through property alternatives presentations to alternative #3 decision and west sale decision is fully understood by all involved. The start date for actual construction work is now scheduled for Oct 1, 2011. Karen provided a brief review of the HOME budget elements and how that relates to design decisions. She closed her report by requesting that Council consider the renovation financing strategy and confirm the budget for the HOME commission, and indicating that a HOME decision about our temporary location during construction will be provided as soon as possible.

Jane then added that the Chairs' team, along with the ministers, had considered the task before Council, that of providing a financial plan for the HOME project, and suggests that we set aside a half-day early in January for working on this question. Council set January 8<sup>th</sup>, 9 – noon for this purpose. Jane asked Karen W. to assist Council in this task by providing from HOME 1) reasons supporting whichever design decisions HOME recommends, 2) projected income from rentals in the new building, and 3) clarification about what HOME expects to include, and not include, in their renovation design plans.

Jane thanked Karen and the HOME team for their continued work and for the updated information.

## Decision items

### 1: Removing names from Active status on church rolls:

Jane circulated a short list of names being considered for a change of status from active to inactive, and asked that council indicate any concerns with any of the names thereon. Abigail clarified that this change does not remove names from the rolls and reflects peoples' abilities or choices about participating in the church at this time.

## 2: Organ fund proposal:

Tom and Barry reported that conversations with choir leaders are completed and that the organ fund amount has been deposited into the church account

## 3: Income Stewardship proposal:

Ron outlined the advantages of having an Income Stewardship council position and a small team working with this individual to manage our income in all its phases. Tom commented that the original model for BUC council included such a position.

Ron moved and Jim seconded that council approve an Income Stewardship position for council and the formation of an Income Stewardship Team. This passed unanimously.

## 4: Solar Implementation applications

Ron outlined the need for BUC making application to the Ontario FIT program in addition to a variety of loan and grant funding sources as soon as possible. He proposed that council approve any such application provided they do not bind or obligate BUC at this time. Ron moved and Mary Anne seconded that council authorizes the application to OPA for a contract under the Ontario FIT program for rooftop solar electricity generation, and further approves BUC applications by the Solar pv Implementatin Plan committee in consultation with the HOME commission to all organizations and corporations that offer funding through loans and grants for energy conservation or generatin, provided that such applications in no way create contractual obligations for BUC. Where such obligations exist from the time of initial application, prior approval of Council must be obtained. This motion passed unanimously.

## Information Items:

### 1. Mortgage repayment to Memorial Fund:

Tom reminded Council of the outstanding loan of \$87,000 from Memorial fund to pay the mortgage at Toronto United Church Council, and the commitment to repay this amount from the proceeds of sale of property. He will make arrangements for this transaction to be carried out in February, after the sale funds are available.

### 2. Caretaking reduction:

Jim reported that Luis had left BUC's employ in order to be with family in Ottawa, and that he, Bob and members of the BUC staff team had been able to provide a warm, quiet sendoff celebration earlier in the month. Ron thanked Jim for his careful and considerate work in facilitating Luis' wishes in this regard.

### 3. Financial update:

Tom provided budget update to end of November and reviewed most lines with Council. He is projecting a year-end deficit of approximately \$28,000. This reflects a significant shortfall in envelope and other congregation contributions, lower than projected rental income. Investment Income of approximately \$10,000 is still to be entered.

4. West Montessori rent issue:

Bob reported that this rent remains outstanding and that he will continue to follow up. He indicated that he and Ron had reached an agreement with the school director for a final payment for 2 1/2 months' rent and a departure date of December 8, 2010. To date the amount has not been received and the school continues to occupy this space.

5. East Montessori letter:

Abigail and Jane circulated a letter received from the lawyer representing the Montessori school in east, indicating an interest in purchasing the south building. After meeting with the school director and this lawyer, Abigail and Jane believe the school director has a better understanding of steps they should be taking to prepare for making a definite offer to purchase, and of the process to be undertaken by the church in making decisions about this south property. Abigail and Jane outlined the school's need to know by the end of January 2011 whether the school could remain in the south building as tenant during the construction era. Council requested that Jane ask HOME commission to provide this answer within that timeline, or we risk losing this tenant.

Jane adjourned the meeting at 8:45 pm and invited all to stay and enjoy the wonderful Christmas treats available.

January treats reminder: Mary Anne