

**Westworth United Church**  
**#278 Council Meeting Minutes APPROVED**  
**June 25, 2024, 7:00 pm**  
**Church Parlour**

**1. Call to Order: 7:02pm**

- a. **Present:** Keith Love (Member at Large), Sharon Stanley (M&P), Dianne Sjoberg (Past Chair), Rhea Yates (Chair), Rev. Tricia Gerhard, Denise Jones (Finance) Kathy McPhail (Member at Large)
- b. **Regrets:** Jan McIlroy (Secretary)

**2. Opening Prayer:** Led by Rhea Yates

**3. Approval of Agenda:**

**Moved by:** Keith Love **Seconded by:** Denise Jones  
that the agenda for June 25, 2024, be accepted with the addendum of Vice-chair of Council in section 10 (c).  
CARRIED

**4. Approval of Minutes:**

**Moved by:** Keith Love **Seconded by:** Sharon Stanley  
that minutes of the Council meeting of May 28, 2024, be accepted as circulated.  
CARRIED

**5. Business arising from the minutes:** None

**6. Correspondence:**

- a. May 31, 2024, letter from member Ron Bailey to leadership of Westworth (attached). Council Chair to draft response based on discussion of points raised.
- b. May 31, 2024, email letter from Winnipeg Foundation declining Capital Grant request (attached)

**7. Ministry Team and Ad Hoc Committee Reports:**

<b>a) Affirming (Liaison Kathy McPhail) :</b>	Verbal report
<b>b) Archives (Liaison Kathy McPhail) :</b>	Nothing to report
<b>c) Chair (Rhea Yates) :</b>	Report attached
<b>d) Christian Education (Liaison Dianne Sjoberg) :</b>	Nothing to report
<b>e) Communications (Liaison Jan McIlroy):</b>	Nothing to report
<b>f) Community Care (Liaison Keith Love):</b>	Nothing to report
<b>g) Finance (Denise Jones) :</b>	Report attached
<b>h) Minister (Tricia Gerhard):</b>	No report submitted
<b>i) Ministry and Personnel (Sharon Stanley):</b>	Nothing to report
<b>j) Outreach (Liaison Dianne Sjoberg):</b>	Report attached
<b>k) Property (Liaison Keith Love):</b>	Report attached

<b>l) Regional Reps (Liaison Jan McIlroy):</b>	Nothing to report
<b>m) Trustees: Kent Magarrell (Liaison Kathy McPhail):</b>	Nothing to report
<b>n) UCW (Liaison Jan McIlroy):</b>	Report attached
<b>o) Visioning (Liaison Rhea Yates):</b>	Report Submitted
<b>p) Worship (Liaison Dianne Sjoberg):</b>	Nothing to report
<b>q) Past Chair (Dianne Sjoberg)</b>	Report attached

**Moved by:** Dianne Sjoberg                      **Seconded by:** Keith Love

that the reports be accepted as circulated.

CARRIED

### 8. Business arising from reports:

a) **Affirming (Liaison Kathy McPhail) :**

- Verbal report from June 24 meeting. Written report will be presented in September.

b) **Archives (Liaison Kathy McPhail) :**

c) **Chair (Rhea Yates) :**

- After the first “school” year (ending in June) of the pilot Westworth Centre seniors’ project, should we produce a report to share with potential grant funders and/or Westworth Centre partners sharing our learnings and impact? Visioning is already gathering data to support such a report.
- Would Council like to host facilitated roundtable meetings to support further listening and discussion about Westworth’s future? If so, Chair could develop a timetable over the summer for how this could proceed, what we could discuss, what we would produce and when. Tricia Gerhard advised the United Church of Canada has developed a process of learning, listening, and voting for General Council decisions that might be helpful. Council agreed to proceed, with the caveat that facilitators will require training and information gathered should not focus on any potential development details, but rather Community of Faith needs and gifts.

d) **Christian Education (Liaison Dianne Sjoberg):**

e) **Communications (Liaison Jan McIlroy):**

f) **Community Care (Liaison Keith Love):**

- **Finance (Denise Jones) :** Paul Edwards, Christine Strike, and Denise Jones are working on a summary of what’s happened to date for the Ken Martin art sale and the plan for selling/disposing of remaining pieces by this time next year. We will send it to the Martin sisters once it is ready and offer to meet with them if they have questions or concerns. We need their agreement on our wrap up proposal since they are still technically the owners of the remaining pieces.
- The Committee approved the Choir’s grocery gift card fundraiser (proceeds for Music Enhancement Fund). Ron Bailey is the Finance liaison for that fundraiser.

- The Committee approved Christine Strike's rain barrel sale fundraiser (proceeds for general fund). Allan Baker is the Finance liaison for that fundraiser.
- Financial reports for May are attached. Of note, in the General Fund you will see that Fundraising and Rental Income is already well over the amount we projected for 2024.
- One correction from last month: the amount Council budgeted for its leadership team expenses is \$150 (the remainder is for the Trustees land title expenses).

h) **Minister (Tricia Gerhard):**

i) **Ministry and Personnel (Sharon Stanley):**

j) **Outreach (Liaison Dianne Sjoberg):**

- Donations for monthly supper and emergency food pantry continue to come in. Team moved a motion to transfer funds earmarked for West Broadway supper program that are no longer needed to 1JustCity. See *Important dates* for upcoming events.

k) **Property (Liaison Keith Love):**

**Moved by:** Keith Love      **Seconded by:** Dianne Sjoberg

that the Property Team proceed with having Racka Roofing recover, or if necessary, replace, the Northeast roof segment above the sanctuary at a cost not to exceed \$41,000 + GST with funds to be drawn from the Building Reserve Fund.

CARRIED

**Case for the motion:** Given the results of the congregational survey, there appears to be a desire to either maintain the building in its current state or to redevelop the west end. Either of these courses of action will require us to maintain the east end (sanctuary) in good and serviceable condition.

Having received the building condition assessment and then having been provided a second assessment by Racka Roofing (the company that has been providing maintenance and upgrades to our roof) there is one out of the four sections that make up the east roof that is in need of urgent upgrade. The cost of this work should be \$30,300 + GST. There may also be some additional cost beyond what was quoted to maintain a consistent visual appearance of the roof near the Grosvenor entrance. The approval motion seeks approval for the quoted replacement funds to cover off a situation where, upon opening the roof, they discover that water infiltration has occurred. If approved by Council at the June meeting, Racka expects to be able to complete this work in the fall of 2024.

Given the timing, the Property team has only received a single quote for this work. If council desires, work could be done over the summer to obtain additional quotes and make a new recommendation in the fall. Doing so could result in delaying the project to 2025 and might mean that replacement could become the only viable option. On the other hand, delaying would also provide time to pursue other funding opportunities. The

Property team felt comfortable recommending the proposed course of action based on previous good work and pricing by Racka and the fact that the price provided by Racka for replacement was approximately two-thirds the indicative cost provided by Crosier Kilgour in their roofing assessment. Proceeding with this segment now allows us to deal with the most critical segment at a relatively low cost while providing time to plan for and raise funds for the remaining segments.

l) **Regional Reps (Liaison Jan McIlroy):**

m) **Trustees: Kent Magarrell (Liaison Kathy McPhail):**

n) **UCW (Liaison Jan McIlroy):**

- The UCW Thankoffering Service and Dessert Party was held on June 3. Over 50 people (from WW, Harrow and St. Andrews) attended the worship service and listened to Patty Mainville, the Executive Director of Rossbrook House. The ticket sales covered the honorarium for Rossbrook House and the cost of desserts. Many in attendance made a “thankoffering” to the United Church Mission and Service Fund with over \$800 raised.

o) **Visioning (Liaison Rhea Yates):**

- Detailed two-page report attached, covering the recent Community of Faith meeting on June 16, 2024; the rank-ordered ballot results; Winnipeg Foundation grant application meeting; responses from firms interested in redevelopment project, meetings about zoning and Housing Accelerator fund, letter of intent to be requested from Rady JCC and more.
- Council suggests a meeting with Visioning and the two leading development firms (MMP and 546 Architecture) would be helpful and beneficial for decision making.

p) **Worship (Liaison Dianne Sjoberg):**

q) **Past Chair (Dianne Sjoberg):**

- Conducted email vote on motion from Visioning Committee on May 31, 2024. Supported Keith Love in conducting congregational information meeting regarding the Ranked Ballot Survey, Going Forward.

## 9. Old Business:

- a) Council Chair will draft thank you note to the Martin sisters and send for Council’s review once Finance wraps up summary agreement with them.

## 10. New Business:

- a) Electronic vote held between May and June 2024 Council meetings.

**Moved by Sharon Stanley**

**Seconded by Keith Love**

that Council of Westworth Community of Faith approve the submission of the grant application “From the Ground Up” as proposed by the Visioning Committee May 29, 2024, and as amended May 31, at 7:30 p.m.

CARRIED

- b) Nominating discussion for key positions to consider for 2025: Vice-chair of Council, Team Lead Outreach, Team Lead Community Care, Team Lead Archives, and Member at Large. Dianne Sjoberg will act as point person, along with Council.
- c) Discussion about proposal to add Council meeting in August 2024. The September meeting doesn't occur until the end of September so is a large span of time over the summer. Agreed that we would meet at the call of the chair if required in August.
- d) After-church meeting to review four options presented by Visioning Committee was held on Sunday, June 16, 2024, facilitated by Past Chair Dianne Sjoberg and Visioning member Keith Love. Questions from the Community of Faith included the following:

1. What type of housing are we looking at and what would that look like?
2. Regardless of whether we select option C or D for redevelopment, what about the east end? We still need to fix the roof on the east side of the building.
3. What is the likelihood of obtaining zoning approval?
4. Where are the details for the architectural costs? We want the details fleshed out more fully.
5. With regard to the housing component, will there be some apartments that are assisted and some for profit, and are we allowed to blend?
6. If we develop a housing component, can there be underground parking factored into the project?
7. What happened to the mailout ballots for those without computers? There are some COF that don't have computers and they are unable to have their say.
8. What timelines do we need to obtain funding?
9. Are we able to determine the timelines for the next stages?
10. Who owns the church and property?
11. What is the health of the COF currently: are we increasing or decreasing membership; are contributions/donations increasing or decreasing?

Comments shared for information included that Westminster United developed housing close by, as did Knox United (successful models); older congregants won't be at Westworth for more than 10-20 years and there may be a burden on the younger congregants; if we receive most of the funding from outside sources there is likely a reduced commitment from members of the COF to contribute - not taking ownership; wish to better understand what a community hub is.

#### **11. Other:**

#### **12. Important Dates:**

- a) Council Meetings in 2024: Sept. 24, Oct. 29, Nov 26
- b) Council Meetings in 2025: Jan 28, Feb. 26, March 25
- c) July - Vacation Bible School led by Tricia Gerhard
- d) June 30 to end of July - St. Andrew's will join Westworth

- e) August to Sept. 1 - Westworth will join St. Andrew's
- f) September 15 - outdoor service at Assiniboine Park
- g) September 29 - Orange Shirt Day Service
- h) September 29 - Assiniboia Residential School Legacy Group marking Orange Shirt Day in afternoon at the site
- i) October 19 - Timeless Treasure sale
- j) October 20 — Food Security Workshop presented by Outreach. Speakers include Jennifer McCrae from Climate Change Connections, Fireweed Coop, Food Grains Bank and Natalie Readier keynote speaker.
- k) November 24 - Outreach has circled this date for a Rossbrook House Lunch/Learn

**13. Closing Prayer:** Led by Tricia Gerhard

**14. Motion for adjournment:** By Keith Love, at 9:03pm.

Minutes respectfully submitted by:

Approved by:

Jan McIlroy (Kathy McPhail temp)

Rhea Yates

Secretary of Council

Chair of Council

