

Siloam United Church

Minutes of Church Council Meeting

December 17, 2025 7:00 p.m.

O'Brien/Sproule Library Chapel

Present: Pastor Christina Crawford, Tracey Brown (Chair), Jim Anderson (Congregational Resources), Wendy Barbour (Outreach and Social Justice), Steven Britton (Regional Representative), Dave Dunham (Property), Lynn McClary (HEAT, Treasurer), Pauline Newton (Ministry & Personnel), Dave Peeling (Trustees), Peggy Rivard (Congregational Life, Secretary), Margaret Smith (Spiritual Life & Worship), Allyn Todd (Communications)

Regrets: Barbara Walters (Rose Birrell)

Welcome and Opening Prayer:

Chair Brown welcomed everyone and asked Pastor Christina to open our meeting with prayer.

Correspondence:

Tracey Brown read from a voicemail that was received from a former Siloam member, Ann Dayes, who has moved away. She wanted to thank Siloam for a card she had received and passed along her expressions of enjoyment as she continues to watch our services online.

Approval of Agenda:

MOTION: Moved by Lynn McClary and seconded by Pauline Newton that the Agenda be approved with one change of order of business which would allow Allyn Todd to leave after his input. CARRIED

Approval of Minutes:

MOTION: Moved by Pauline Newton and seconded by Wendy Barbour that the minutes of the November 19 meeting be approved as circulated. CARRIED

New Business:

Office Administrator Position

Pauline Newton indicated that January 12 has been set as the date for Mary Dillon to start her position as Office Administrator. Christine Taleski will assist Mary during a one week period (January 5-9). As with permanent positions, there will be a 90-day probationary period for Mary; Pauline will report information from this period to Council at the March meeting.

Some of the Office Administrator tasks currently in place will be transferred to Christine Taleski, e.g. Communication tasks. Mary will be paid for 20 hours/week as set out in the Office Administrator's job description and Christine's hours would need to be increased by 5 hours/week to allow for her extra responsibilities. It is felt that Christine should be added to the ADP program as well. Pauline will talk again to Blythe George and see if Blythe might prefer payment via e-transfer as opposed to being on ADP. **MOTION:** Moved by Allyn Todd and seconded by Jim Anderson that starting January 12, 2026 the position of AV/Communications Team Lead be expanded to 20 hours/week and to include the responsibility of managing the communications that are currently distributed to the congregation and others via Constant Contact, plus other items of a technical nature that may be too difficult for the Office Administrator to manage. Furthermore, that the AV/Communications Team Lead position be paid via enrollment in the ADP program. Should the services by the AV/Communications Team Lead to manage the distribution of mass communications and other related technical duties no longer be required, the hours/week would be reduced by approximately 5 hours/week. CARRIED 2 Abstentions Allyn Todd left the meeting at this time after his input regarding the change in the Communications Committee.

Continuing Business:

Proposal for Sale of Property

Jim Anderson recapped the steps already taken in the proposed sale of a parcel of Siloam property. The negotiating team, comprised of Lynn McClary, Dave Dunham, David Peeling and Jim Anderson have worked in confidence for about 7-8 months negotiating the parameters of a land sale agreement. Antler River Watershed was consulted in the summer and confirmed agreement in principle subject to reviewing the actual offer. A signed Conditional Sale Agreement was presented on December 8, 2025 and was confirmed by Siloam's retained lawyer that the agreement met the spirit of the initial parameters agreed upon. Siloam Trustees unanimously endorsed the agreement on December 10, 2025. Jim outlined the essence of the agreement:

- conditions on our side include Siloam receiving Council, Congregation and Antler River Watershed support. Conditions of the buyer's side include receiving severance for the lands with an acceptable zoning.
- once Siloam's conditions have been met, the buyer's conditions need to be satisfied within 6 months; then the Agreement becomes firm. An initial deposit of \$10 000 has been received by Siloam. The remaining \$90 000 of the deposit must be paid within 6 months from the time the buyer receives notice that Siloam's conditions have been met.

- the purchase price is \$1 160 000 (this was the appraised value of the property; confirmed as fair value by an independent appraiser) with potential for another \$12,500 for each unit approved for development greater than 30 units. It has been indicated that the buyer is interested and seeking approval for 36 units which would represent a potential sale price now of \$1 235 000.00.
- the first closing date is within 6 months after the buyer receives notice that Siloam's conditions have been met (a 2 month extension is possible) and no later than October 31, 2026. A final closing date would be on or before October 31, 2030.
- each year on the anniversary of the first closing date, a negotiated 4.5% annual charge on principal owing is to be paid. The Agreement is "dead" if any annual payment is not made. This amount does not reduce the principal owing; however, in addition, the buyer can make additional payments prior to closing in any amount and at any time
- if the agreement is not firmed up, ie. conditions not removed within time period, the buyer's deposit is returned.
- once the agreement is firm, i.e. no conditions on either side, all monies held in trust are paid to Siloam if the buyer defaults. If Siloam causes the deal to be cancelled, monies in trust are returned to the buyer.

Jim then went on to explain what the next steps need to be:

- Council must endorse agreement; a Congregational meeting must be held to seek endorsement; Antler River Watershed must endorse the agreement (Dave Peeling, on behalf of the Trustees, will send a letter to Antler River with the Agreement attached and ask that group to conduct their review reminding them of their agreement in principle this last summer); advise Antler River of the outcome of the Congregational meeting; request a Condition Release to be signed; advise our lawyer and the buyer that we (a) waive all our conditions if the above have positive outcomes OR (b) we receive negative outcomes from one of our conditions and indicate that the deal is now dead
- Jim also wants to clarify with our lawyer (Bernie Olanski) that we will be seeking the money to be held in a dedicated high interest account with the interest accrued directed to Siloam. Provided the deal goes through, the

4.5% annual charge on principal owing should be directed to Siloam and not to the trust.

After Jim's presentation, Council decided to make announcements for a Congregational Meeting on December 21 and December 28 with the meeting set for January 4. **MOTION:** Moved by Lynn McClary and seconded by Dave Dunham that we take this presentation of facts to a Congregational Meeting. CARRIED. The Negotiating Team will do the presentation on January 4 using a power point presentation and a prepared handout. Council members were asked NOT to share individual facts about this potential sale but rather tell anyone who inquires to attend the meeting on January 4 to ensure that all congregants receive the same information.

Governance Review

Due to time, this item has been deferred to the next Council meeting.

Baptism Request

MOTION: Moved by Lynn McClary and seconded by Pauline Newton that Pastor Christina be allowed to baptize Rodrigo Jose DeSousa Salcedo, son of Ricardo Jose DeSous Navarro and Karla Evelin DeSousa Salcedo. CARRIED

New Business:

Request to Become a Scent Free Space

As a courtesy to everyone, signs will be posted and an e-blast will be sent out advising that Siloam United Church is to be a scent free space.

Draft Funding Request for Hope Council

Pastor Christina indicated that we were not successful in attaining a grant through Seeds of Hope. She outlined her request for information to be included in a funding request through Hope Council to help with costs associated with future retreats planned in 2026.

Treasurer's Report

Lynn McClary went over previously circulated financial statements. **MOTION:** Moved by Lynn McClary and seconded by Pauline Newton that the financial reports be accepted as printed. CARRIED

2026 Budget Items

Dave Peeling reported that wording/coverage in Siloam's insurance policy has not changed from last year and the fee also has remained the same.

MOTION: Moved by Lynn McClary and seconded by Dave Dunham that the Trustees pay 50% of the insurance premium. CARRIED

Pauline Newton went over a previously circulated statement re: M&P proposed budget for next year. **MOTION:** Moved by Pauline Newton and seconded by Jim Anderson that Council approve the 2026 M&P budget as circulated. CARRIED
1 Abstention

Deadline Preparing for Year End

Committee Chairs are asked to submit year-end reports to the office by January 10. Budget reports need to be submitted before Council's Budget meeting on January 21. It was noted that we do have a vacancy for 2026 with regard to Chair of M&P.

Staff/Committee Reports:

Dave Dunham addressed the situation regarding the yoga instructor and fees. It was agreed that the yoga instructor be asked to give \$5/person attending her classes to Siloam. If this is unacceptable to her, she will be asked to discontinue the sessions at the church.

Steven Britton reported that next year's Regional Council meeting will be held next June.

It was felt that we will look for some toys to add to the space in the Nursery/meeting room.

Closing Prayer:

Pastor Christina closed the meeting with an uplifting and thankful prayer.

Adjournment:

The meeting adjourned at 9:10 p.m.

Next Meetings:

January 21, 7:00 p.m. (budget only)
January 28, 7:00 p.m. (regular meeting)

Tracey Brown, Chair

Peggy Rivard, Secretary