

Commons Council Meeting Notes March 6, 2018

Present: Deb Ferens, David Lightly, David Chorneyko, Maggie Mooney, Heather Menzies, Danielle Artuso, Judith Roux, K. Louise Vincent, Maya Ruggles, Bob Andrew, Judith Plant, George Szanto, Kit Szanto, Tom Sones, Jinny Hayes, Brenda Fowler

Co-facilitators: Deb and David

Notes: Danielle – Trustee Team

AGES Mortgage – David Chorneyko

David spoke about forgiving the AGES mortgage as it has been held at a high interest rate of 9%. There have been discussions amongst the Trustees as to whether this is fair and ethical as well as whether the Commons as an organization should be holding mortgages at all. The Trustees spoke to AGES about this decision out of respect for their donation and have their blessing to move forward as we see fit. There was agreement on moral grounds and some concerns voiced at the loss of an asset. Council agreed to forgive the mortgage with some ambivalence.

Part of the mortgage donation was money to be used for cleaning the farm house. A regular cleaning schedule is important to uphold. It was suggested this be discussed by Property Management Team.

Team Reports

Sharing The Commons – Heather Menzies – report attached

In regards to zero waste Deb commented on double checking zoning regulations. Judith R voiced that North Garden users would need to approve new compost.

Farm Team – Judith Roux

Sadly Sharon will be leaving team. Many thanks were expressed for all the work she has done. K. Louise suggested a card.

Team has been immersed in crop planning.

Trustees - K. Louise

Trustees have had a busy month.

Tax Receipts done on February 16th. The Mortgage burning party on February 18th was a success! Many thanks to all who helped. Trustees met with Shelagh on February 19th to discuss a future donation from AGES (will report back as details develop). Signed MOU's with GAC, Poetry Gabriola and Tool Library. Draft MOU for Lions Club storage has been completed. Next meeting March 13th will be Looking at Bylaw review and PHC lease.

Kitchen – Maya Ruggles

Kitchen in Transition with Sharon and Dave's move - and a huge thank-you to Sharon from the kitchen stewards. Shifting meetings to include a half hour at beginning for tasks

to be done. Recruiting efforts continue: Souder Article/Ad in March; general orientation late March. Making connections with commons more widely: tagline in outgoing email; piece at orientation.

Finances: a quick look shows us in the black, but I need to do a more forensic look at the books... will report more specifically

Housekeeping items:

1. anyone know anything about the pilot lights going out in the kitchen?
Was suggested that someone is turning them off for safety?
2. we have some generic receipt books if anyone has a use. Will be in the locked file cabinet.

Property Management – Bob Andrew

The septic for the farmhouse has been acting up so PMT is organizing to have it pumped. Discussions have begun into writing a property rental policy.

Long Range Planning – George Szanto

A meeting is planned for March 17th from 1-4pm to review how the four proposed projects that were endorsed last year are progressing. These include the Goat Barn Complex, Pond Viewing platform, Timber Frame building and the Water project. A report from this meeting will be brought to the April council meeting.

Deb added that there is also a document in the works to assist in the writing of project proposals. Included in this document will be a list of questions a user can ask to explore project feasibility as well as offer criteria and a format for proposals.

Trails and Green Spaces – Kit Szanto

A thank you to whoever donated a broom to replace the ineffective one.

Communications – Jinny Hayes

Still looking for updated team mandates from a few teams. Went through contact list for teams to be updated on the website.

PHC and Zero Waste - Brenda Fowler

GIRO is now picking up cardboard and recycling and the rest of the commons is welcome to add to the pick up (cardboard bin in recycling area on side of farmhouse). A new fridge has replaced the old one in the downstairs kitchen. The Gabriola Health and Wellness Collaborative's focus for 2018 is helping Gabriola families thrive. In the spirit of this initiative PHC is implementing a breakfast program at the elementary school to begin after March break. Two programs are set to run "Live life to the Full" and "Living with Chronic Conditions" both of which are to be well attended. Discount ferry cards are being made available at the Co-op.

In regards to Zero waste sorting and storage expansion Brenda has consulted an Islands Trust member in regards to zoning and they believe this expansion will be well below the standard for Industrial compost zoning. The new compost unit must be away from well and septic and could go near the North Garden parallel to the property line. The new compost unit is rat proof and comes highly recommended. A survey was conducted at the Healing Arts Fair that showed community support for the Commons

being the hub for the Zero Waste Program.

The Hedge – David Lightly

A *charette* gathering was held the week of February 11th to review decisions and process regarding the hedge. The session included scale drawings on which participants could add their ideas for the hedge. This creative process worked well and another design and brainstorming session has been scheduled for March 15th from 1 – 4pm. A proposal was made that the outcomes of this session be the focus for next council meetings 20 minute discussion.

Commons Process Team – David Lightly

This team is here and welcoming. It can work collaboratively with teams, groups and individuals to support healthy interpersonal relationships, clear communications, compassionate understanding and successful conflict resolution. They meet the last Monday of the month at 10am.

Finance – Deb Ferens

Looked at January 31st income and balance sheet. March 31st is the year end a reminder to teams to look ahead at budgets and prepare next year's plans for revenue and expenses. Finance team has been doing some graphs and analysis to identify trends these will be brought to the next Trustee meeting. A fee factor for rental of outdoor spaces was discussed.

Business Arising

Sharon and Gloria, who have been doing a wonderful job of bookings for the Commons, are leaving this March. Replacements must be found and trained as soon as possible. Duties include; collecting payment from renters, check messages, handouts, orientation, holder of codes. Task requires two committed people. Put message out to teams and community using word of mouth, website, communiqué, welcome wagon.

Meeting adjourned. Next Commons Council will be on April 3, 2018 at 7pm

Note Taker will be Events Team – Judith Roux

Sharing the Commons Team meeting: Feb. 21, '18

Present: Heather Menzies, Judith Roux, Kit Szanto

Guests: Brenda Fowler & Claudia Brann (PHC)

Patsy Ludwick & Diane Streeter (Tool Library)

Regrets: Gloria Filax, Sharon McInnes & Doug McKnight

PHC Zero Waste Program:

Brenda Fowler updated the team on new developments, including applying to Foodbank Canada for funds for a rodent-proof composter (the Jora Can model out of Quebec) that will handle roughly half of the compostable volume (3,000 lbs). A small 'worm' composter will also be installed, she said, for the "scream factor." They have also moved ahead on purchasing a of a carport-like covering for the sorting/recycle area, and checked that it was ok to put down a rubber matting or something similar that can be readily swept at the end of the day. GIRO will now pick up the recycle boxes and tins weekly. The Carport location could either be up against the building or in front of the handicap parking. If it is located in front of the handicap parking it will not interfere with the building, and will not be in the way of snow off the roof. This would also put the recycle where it would be easy for GIRO to pick up. As PHC is relocating the recycle, they will fill all the holes and make a slight change in the existing structure so some reorganization to equipment can be made.

She also reported back on what she'd done to respond to suggestions and concerns arising from the Jan. STC team meeting. Specifically, the suggestion of seeking partners for a possible consortium that would share the load as the program continues to grow, both in the produce area and in anticipation of adding dairy products as part of the second phase of the program. Would-be partnerships with GIRO and the HOPE Centre are a no-good, in the former case because they have no space, the latter because they are pre-occupied with their major expansion and all the new space will be dedicated to child care. She also reported on a short survey that she administered when presenting on this subject at the Feb. 17 Food Forum, in which everyone felt that keeping everything together where it is now, at the Commons, made the most sense. (Survey attached at bottom of notes.)

She reiterated the vision of the expanded program which will entail and require installing the new sorting and storage building, as presented to STC at the last meeting: PHC will continue to serve as the hub for the zero waste program, receiving food stuffs from Village Food, as it currently does, and spreading the distribution points for the useable material from the initial one at the Hope Centre to, possibly, the elementary school, the Rollo Centre and even the Community Hall.

She also clarified the relationship between the new sorting/recycle-area carport covering and the proposed new storage facility, which will be a standalone and portable unit. She anticipates that some sorting will be done here, during the winter months, but that the summer sorting will continue to be outside in the covered area being installed shortly.

The discussion that followed flagged the ongoing concern about the carrying capacity of the land and facilities on the Commons as this program expands; though this in no way reduced the consensus from the previous meeting that the Zero Waste Program that the PHC has initiated is a good fit with the Commons. However, another point surfaced that flagged a deeper concern: a comment made at the last Council meeting wondering how long the PHC might remain on the Commons. When this was repeated at our meeting, it raised the 'elephant in the living room' question of the fit between the two organizations as a whole. Claudia Brann (board member of PHC) suggested a meeting between the PHC

board and the Commons trustees to compare visions and see how in sync they are with each other. There was general consensus that this was an idea worth pursuing.

The discussion ended with a sense that the project was developed and thought through enough to proceed to the next step, which will involve beginning to draft an MOU between the Commons and the PHC to formalize the arrangements as the Zero Waste Program moves forward. Brenda will prepare more detail on the proposed storage facility, put together a project team and generally prepare for the MOU discussion. She asked if she could see a sample MOU to act as a guide in this preparation, and was told that the team would relay this request to K.Louise Vincent, one of the trustees who looks after this

Tool Library:

Patsy Ludwick brought very detailed drawings of the revised tool library design seeking approval from the STC team. The porch in the original design has been replaced by a proposed 'carport' like structure, with a clear plastic roof. It will sit on posts, which makes it portable. It will feature planters and seating, all conducive to this becoming a convivial visiting, tool-talking area for people coming to the library.

The team enthusiastically supported this design modification, with Judith commending Patsy and the team of people she's working with on all the prep work they've done.

Patsy also reported that they have builders lined up willing to help erect the library, and also tool maintenance people ready for when the library opens. She hopes that the building can proceed in March, with the library ready to open by April.

Lions Club Storage:

The team reviewed the draft MOU for the Lions to have their own storage unit, a container structure, on the Commons.

Two concerns arose: first, the need to supply power to this storage unit will hasten the need for the Commons to install an additional 200-amp power supply. The Infrastructure Team should be apprised of this. Second, it would be good to clarify whether the Lions' insurance coverage will extend to when it's not in the storage unit proper. E.g. what if something happens to the electric motor scooter when it's in a Commons parking lot?

The team also suggested some small changes to the language in the document: In the "Spirit of the Agreement" section, change "is" to "are". In the next section, the statements describing the Commons, add "for the common good" to the end of the 2nd. To last sentence, and delete the last sentence.

It was also felt that including some statements about the commons and its ethos as part of the preamble for all MOUs is a great idea, serving to educate and even inspire the people associated with the organizations entering into these relationships/agreements with the Commons.

It would also be great if the statements here were considered a first draft, seeding some conversations to fine tune them before they become part of a standard MOU template.

STC Mandate:

Kit very helpfully had brought printouts of the mandate, dated Feb. 2015, and distributed these. But in the absence of time, and of two other team members, it was thought best to discuss this later.

It was suggested that we do this via email before our next meeting.

05387ZERO WASTE SURVEY

Please circle the answers you feel is best or provide other written suggestions.

1. Do you think a Zero Waste program is valuable for our community?

Yes

No

2. Where do you think the composting for the Zero Waste program should take place?

Commons _____ Other Organization _____ (please specify)

GIRO _____ Private Location _____ (please specify)

3. Would you be interested in volunteering for the Zero Waste program? (if yes see #4)

Yes

No

4. What role would you like as a volunteer?

___ Pick up/Drop off of food ___ Sorting of food _____ Compost management

Please provide your contact info for volunteering: _____