

Gabriola Commons Council

April 3, 2018

In attendance: Dave Lightly, Deb Ferens, Tom Sones, Kit Szanto, George Szanto, Judith Roux (Notes), Heather Menzies, Jane Parkinson, Alison Fitzgerald, Andreas Kahre, Jinny Hayes, Brenda Fowler, Louise Amuir, Kim Kasasian, Bob Andrew, Laura Greig, K. Louise Vincent

- Appreciations:

- Heather noted the effective collaboration between the Bookings arm of the PMT, the Communication Team and the Sounder, when both bookies (Gloria and Sharon) were obliged to step down at very short notice, with no backup in sight. An article in the Sounder attracted two enthusiastic new people (Laura Greig and Elke Scrimshaw) who were trained and ready to take on this essential role without missing a beat!
- Alison expressed thanks for the beautiful sign at the Labyrinth and for the elves who are tending it.

- Twenty-minute discussion: Neither Laura Jean nor Cameron were able to attend, so the discussion on the hedge will take place at the May Council.

- **TEAM Reports:**

Note that Jinny would appreciate receiving the updated mandates from each team!

1. **Property Management Team** (Bob) The access to the septic tank in the lawn south of the farmhouse was dug out and the tank itself was pumped. The concrete tank is confirmed to be in good shape, able to withstand continued usage for years to come.

2. **Infrastructure Team:**

Steve Rhicard will soon be levelling and surfacing the west parking lot.

3. **Long Range Planning report:** (The LRP Team reviewed progress on the 4 different projects after the March 17 meeting:

- Water reservoir: an essential project! Irrigation needs in the summer and early fall of the last two years were dramatic, with the taps shut off to protect the pond ecosystem. The well continues to provide a permanent supply of good drinking water, but we don't want to risk plumbing its depths. Assessing the scope and costs of the project is ongoing.
- Pond-viewing Platform: regulatory issues (re: riparian areas) have put this project on hold.
- Timber Frame project - focus on the west half of the project (floor, infill walls, stairway up to FMT space). Note: demolition of "catwalk" in Goat Barn may yield usable concrete blocks and sand. Sustainable materials such as 8" Hempcrete panels for walls are being explored, w/ possibility of community workshops.
- Goat Barn/Dining Hall: this has been recognized as an important project on the island, filling a community need for a space seating 100 to 150 people, as well as providing a dining hall between the Community Kitchen and Woodworking Shop. Andreas projected preliminary plans and views of the potential project. More can be seen on his website <https://akahre.wixsite.com/goatbarncentre>. Heather briefly described the background of this major project (See "Goat Barn on the Go" notes attached.). For Tom this is a "paradigm shift" for the Commons as it looks outward toward the community.

The LRP Team proposed that the projects be formally prioritized at Council starting with the impact each had on the other: (e.g. getting Phase One of the Goat Barn completed is necessary for the Arts Council's Music and Theatre event in August; the Timber Frame project needs to be able to receive projects like Gertie which will need to vacate the Goat Barn; the Water storage project will become essential for the Goat Barn to be able to set in place the sprinkler system required for "assembly use" projects. Before any new construction can take place, there will be electrical demands which cannot be met with our current system.

There was consensus at Council to follow the lead of the project teams in agreeing to recognize the Goat Barn as the highest priority. With the understanding that preliminary start-up funds have been allocated to the Goat Barn project, all agreed to initiate the Phase One stage by:

- demolishing the raised walkway in the centre of the Goat Barn
- applying for the necessary 200 amp service to meet the needs of any further development on the Commons.

At the same time work on the overall design process needs to continue, along with a construction timeline See Andreas' website above for details of ongoing design work.

4. **Farm Team** (Judith) Next meeting: April 24 at 9:30)

Registration for allotment gardens in the North and South Gardens is ongoing until 21 April. No plots are available in the North, but several allotments are available in the South Garden. Contact Sharon Arnell . (247-7343)

Planting is slow this spring with the rains making the soil unworkable. Pruning has finished in most area.

5. **Events Team** (Judith)

SPRING FAIR is happening on Sunday, May 6 from 10 to 2, with Becky cooking up a storm in the kitchen and the Maypole Dance at noon. Look for a parade of electric bikes to get us outside and pedalling this spring!

6. **Sharing the Commons Team** (Kit) (Next meeting Wednesday April 18 at 10 am)

Busy with mandates, Memoranda of Understanding (with the Gabriola Lions Club) and defining the use of outside spaces on the Commons.

Pure delight in meeting Elke and Laura, the two new Commons "bookies". Laura is interested in recruiting younger people!

7. **Covenant Team** (K.Louise) (meeting every Wednesday afternoon for the next month or so)

Working toward completion of the Covenant, with the Baseline Inventory and the Stewardship Plan well underway. Determining the Covenant Holder will be the next focus.

8. **Trustees** (K.Louise) Next meeting Aril 10 at 2:30

Working on the renewal of the PHC lease (in 2019), which will include a reconsideration of the former rent decrease. Focus on the relationship between the Foundation trustees and PHC

Details are addressed with the signing off of the AGES mortgage and the subject of a donation.

There will be a small retreat in June.

A meeting between MP Doug Routley, Tom Sones and K.Louise led to a useful exchange of information.

Kim, K.Louise and Jinny have drafted an agreement on volunteers

9. **Communication Team (Jinny)**

Website revamping ongoing. Logo design will take a little longer. **All team mandates needed!!**

10. **Signage Team (Jinny)**

The large “bookend” signs will hopefully get up soon

11. **Process Team (Louise)** Meets from 10 to noon on the last Wednesday of the month.

12. **Finance Team (Deb)** **Request for all teams to look at their budgets for April 1 to March 31 2019.**

Fiscal year end is getting close. Accounting has been completed to Jan. 31. (Cash flow approx. \$62,000 (of which \$41,000 is in restricted funds ... waiting to be spent!)

We require \$12 - \$15,000 annually for our operating expenses (insurance, Hydro etc.). The Finance Team is working on a “resiliency” plan to give some slack. Many monthly donors are still giving (to general revenue.)

Revenue raised by the Special Events Team available for allocation for different team projects. \$5,000 has been allocated:

\$1,000 to PMT

\$500 to Communications

\$500 to the Covenant Team

\$500 to LRP

\$500 to the Hedge Fund*

\$2,000 to kickstart the Goat Barn Phase One

\$1,400 remains in the Special Events (some of which will go toward new T-shirts when we have a new logo)

\$165 remains from the Equipment Shed project (Power-washer to clean solar panels at pollen time?)

* Discussion initiated by Dave on the Hedge Fund. Could there be a new project “Landscaping” to fundraise for ... i.e. “beautifying the Commons”. Jinny or Louise as lead in this team.

The Hedge Team will make a concrete proposal next Council

Can project teams appeal for donations at the Spring Fair?

- **People for a Healthy Community (Brenda)**

A cleanup and beautification project is ongoing around the exterior areas occupied by PHC, with planters under the deck and near the entrance.

Focused on Health and wellness collaborative. Sponsored a speaker at the Library on addiction and building empathy.

PHC met with the North Gardens Steve Compton re composting project (for Zero Waste). A location outside of the North Gardens was preferred by all – in the small fenced area near Rollo Centre. This composter is rat proof, easy to turn and produces compost every 6 weeks.

PHC’s Phase 1 Zero-waste project has the approval of all in attendance.

“Carport” shelter for sorting of zero waste has been OK’d

- **Gabriola Tool Library (Kim)**

Almost all of the material needed for the construction has been donated and financial support through the Community card has been amazing. Volunteers needed to complete the construction. Hope to finish the building by May 6 for the Spring Fair.

- GAC Music and Theatre Festival - August 14 to 21 on the Commons! An MoU has been drawn up just for that event. Doug and Gloria are liaisons from Sharing the Commons Team, checking the fit for the Commons.

We need to proceed quickly on the Phase 1 Goat Barn project!!

- Note the RDN event on April 21 – Opening of the new Huxley Park.

Next Council: Tuesday May 1st, 2018 at 7 pm

Heather will be a co-facilitator with Deb. Many thanks to Dave for his humour and light touch!

Next note-taker is supposed to be the Farm Team, but the plea is out there for another team to step in!!