Commons Coordinating Council (CCC)
www.gabriolacommons.ca

Notes of Meeting of February 6, 2024

Facilitator: Bob Andrew
Recorder: Heide Brown
Present: Deborah Ferens, Heather Menzies, Jinny Hayes, Gloria Filax, Leonard Ma, Kim Kasasian, Maureen Wild, David Lightly, Chelsea Rushton, Max Cossette, Bob Martin

Next CCC meeting: March 5, 2024, at 7 pm.
Facilitator(s) for next meeting: Bob Andrew: property@gabriolacommons.ca
Recorder for next meeting: Heide Brown: heidebro@shaw.ca

AGENDA ITEMS

1. Welcome & Agenda Approval (Bob)
• Round of self-introductions
• Deb Ferens summarized a few points about the Council Stewards' "new" approach to Council, eg, each of this team's 4 members will share the Facilitation and Notetaking for the first year. Goal is more consistency in minutes and facilitation. A new template for Notetaking is now available, along with a guide to its use. Team reports are now 5 minutes with an extension if everyone agrees; written reports preferred to the Note-taker, please (template circulated with January Notes and available in Resources on the website).

2. First Nations Land Acknowledgement (Heather)

3. Team Reports

Board of Trustees (Gloria Filax)
• MOUs: one done, one in process.
• Working on trail licenses (GaLTT and RDN); close to signing off.
• Insurance claim is underway for Community Kitchen frozen pipes damage.
• Community meetings: 2 in March, on encampments and homelessness on Gabriola, especially in the Village area. An expert on homelessness, Alison Smith, is coming to Gabriola on March 2 at 2.00 pm. One of two posters is Attachment A, below.
• Next meetings: February 7, 10 at Commons and February 14, 10 - 2, on encampments on the Commons.

Bookings (*Deborah Ferens)*
• Deb introduced Chelsea Rushton, Program Manager for the Gabriola Arts Council.
• Chelsea spoke to the next Cultivate Festival. She is new in her position (Jan 8) but has looked at various reports of past Festivals. Recommendations include scaling back (eg, fewer events over fewer days). May return to the Commons as a main hub, including evening events. If so, will need a new MOU.
• Maybe smaller events at selected other venues around the island.
• Tentative dates: July 11-14th.

• Liaison group to work with GAC on this: Gloria, Deborah, Heather, Max, and Leonard.

Communications *Heather Menzies*
• Researched and wrote an opinion piece/article in *The Sounder* about illegal encampments and the stories of desperation and need behind these and the multi-pronged response not only by people directly involved in the Commons but by other groups in the community as a whole, and also emphasizing the need for more people to be involved in the Commons.

• Worked with Colleen McCarthy on some changes to the website to more clearly show the links between the three areas of Commons activity (ecology, food production/processing and social gathering infrastructure) and the key teams involved. Will continue to post blogs, which Colleen thinks are bringing more traffic to the website.

Next Meeting: Not applicable (n/a)

Community Kitchen Stewards **(**David Lightly)
• As Brent O'Malley was unable to attend, David summarized his written report:

There is not much to report. … Lynne has left the group leaving four of us. We are still trying to get a number of protocols in place, including updating the kitchen user agreement and the inventory list. We have made some headway but these are not yet finalized. To be done soon!

The broken water pipe in the ceiling and attendant drywall damage was not good news. An insurance adjuster has been out to evaluate and will send a contractor to give a quote on repairs. If the cost of repairs is in the ballpark of the deductible then it would likely make more sense to just pay the contractor directly and not involve insurance.

• Next meeting, Thursday, Feb. 8.

Events **(**Max Cossette)

• Fall Fair, made $1415.20, some of which was a small profit; 1000 people attended.
• Was an issue with parking.
• Spring Fair: May 4
• Q: Will there be a summer Garage Sale? A: Jinny noted that another group on the island is keen t have it and could organize and/or help.

Farm Team (Heather Menzies)

• Heather met with 2 of the allotment gardener groups in January: the North Gardeners chose a new contact person, identified available lots, agreed on a new fee range ($20-$50), compared their self-governance documents with those developed by the South Gardeners, and talked about priorities going forward. The meeting with the Namaste Gardeners covered some of the same ground. In Namaste, 3.5 plots are available; and 2.5 plots are available in the North Gardens. In the South Gardens, all available plots are taken, and there is no wait list.
• In collaboration with the gardener groups, and in response to their interests, the Farm Team plans to organize an event for late Feb., perhaps combining a pruning workshop and the regular workbee to prune the apple trees in the Commons orchard. This to be followed by a discussion (over post-work bee lunch) among allotment gardeners and Farm team members about:

1) possibly turning some of the Little Field into a shared space for growing potatoes, squash and cantaloupe
2) whether new allotment plots should be created
3) acquiring mason bees;
4) restoring a raspberry patch;
5) collaborating to hold workshops on composting and how to save seeds;
6) mentoring of less experienced gardeners by established ones (linked to Betty's initiative with young mothers).

- $150 will be drawn from the Farm Team reserves as honoraria for the pruning workshop.
- People in both allotment groups expressed interest in more opportunities to meet with and collaborate with other gardener groups and members of the Farm Team, with which they are affiliated. (South Gardeners had expressed such an interest last year.)
- Next meeting TBA (usually during Saturday workbee).

North Gardens (Maureen Wild)

- 18 gardeners, and 2 plots available, possibility of using one for flowers.
- Maureen circulated a map of the gardens.
- Of prime concern is the fact that the shed is falling apart; estimate for rebuild/repair is $935 for materials (see cost summary, Attachment B); one of the gardeners is willing to do the labour.
- Discussion: There is money in the Farm Team budget, and it would be able to top up the costs of the project if that is necessary.
  ACTION: Consensus to ahead.
- Need help with process of the Commons composting system; also with mowing.
- Maureen and another gardener are sharing the facilitation of the gardeners.

Finance (Gloria Filax)

- Will email a copy of the Financial Report to anyone who wants a copy: contact finance@gabriolacommons.ca. Team amounts are also available on request. Financially, things are clicking along pretty well, but there have been some significant expenses this year, eg, snow plowing and garbage removal from the encampments.
- Number of monthly donors has been steadily decreasing since 2016; more are necessary to remain stable; need a fundraising event. Would also recruit new volunteers.
- Quarterly report next meeting.
- Tax receipt preparation is in process.

Goat Barn Group (Max Cossette)

- Lots going on would like to have it open by the Spring Fair, May 4.
- Plan to include art.
- David Reid has taken on leadership with this project; group of collaborators who are potential users of the performance space.

Peer Governance Group (Jinny Hayes)

- Have met x 2; Council Stewardship Team now meets and reports separately.
- Continuing work on 2018 Field Guide, which we have identified as more than a Trustee document, but a guide for us all, including newcomers. Working to make it more accessible, shorter, but still comprehensive. If you have anything you'd like to see included, please e.mail Jinny at vhayes@uvic.ca. When this is ready, it will be circulated and brought to Council.

• Part of our discussions includes looking at and making future recommendations re: current teams.
Date, time and place of next meeting: February 12, 3 pm at the Commons

Process Team *(Dave Lightly)*
• Sadly, longtime member Muriel Weins is in hospital and seems to be failing.
• Dave gave the report from Brenda Joy (Point person) about the Conflict Management Task Group (CMTG); have set up a process for handling conflict on the Commons which will come to the next Council meeting; aim for completion June 2024.

- Two Zoom meetings so far, working on a draft mandate which was circulated to team reps but cannot be attached here d/t incompatible formatting.
- Any comments or questions can go through the Process Team email: peace@gabriolacommons.ca
- Next meeting on Zoom Feb. 9th, 2:00 pm.

Property Stewardship Team *(Kim)*
• Two young energetic knowledgeable people joined team at a recent workbee, but more members are needed plus more help needed at workbees.
• Looking to lock the equipment shed and reevaluating farmhouse locking; could ask PHC to use alternate door so front foyer and upstairs are more secure.

- Applied for second garbage container to help handle all the encampment garbage.
- Goat barn toilet: someone broke in and was living there, etc; What do? Discussed: Decided to leave it open again for a trial to the end of this month, since a person has offered to keep it clean. Deb and Jinny yet to meet to discuss solutions.
- Utterly discouraging — needing foot patrols on trails to deal with garbage. Constable Jake says campers all do have places where they could sleep, but they prefer to be near the Village area.
- Q: Do we have a biohazard disposal box? A: No.
- Next meeting: Saturday workbee.

Trails and Green Spaces Team **(**Heather Menzies)
• Continued trimming and maintain trails in the woods and checking for invasives like Daphne. Daphne pulling normally begins at this time of year; but peace of mind/safety concerns around illegal encampments in the woods have become an issue slowing if not stalling this.

• Developed a draft trail map showing all the trails and boardwalk, including the 2 trails on which GaLTT has negotiated trail license agreements with the Commons (Trustees handled the negotiations). This map being fine-tuned with GPS technical support by Cameron Murray. Will then work with the map-making people at GaLLT to incorporate these trails into their overall trail map, while arranging to print and post the Commons trail map on its own.
• Date of next meeting n/a.

4. ADDITIONAL REPORTS

Earth Day (Bob Martin)
• Objectives: celebrate, inspire, problem-solve
• Will happen on the Commons and other locations on the Island; collaboration among Museum, GaLTT, GES, etc.
• Free; April 22
• Lots of activities planned, with contingencies for bad weather.

5. Further discussion on previous items

1. North Gardens shed (see above)
2. Encampments (see above)

6. Closing 9:05 pm

APPENDIX A

APPENDIX B

Jan 2024. Assessment of North Garden Shed Repair from Allan Parker:

- the shed is in worse condition than anticipated.

The roof decking is breach on the lower section and rotted throughout. Water is freely flowing into the building and saturating the north wall. Some structural damage has occurred and will require repair.

- If repairs commence soon enough the north wall may dry out and deliver another season or two of service.

Allan Parker's recommendations are as follows:

- Removal of entire roofing system and rotted rafters.
- Repair rafters and sheet roof deck with 3/8 inch plywood.

Roof underlay:

- 2 options: First is 15 felt applied 2 ply.
- Second is synthetic roof underlay. The second option is more expensive but does leave 800 Sq feet of excess material that can be used for future projects. In my opinion, the synthetic is a far superior product.

Roof deck by strapped with 1 by 4 lumber at 24" center for roof fastener substrate.

Roof cladding of 26-gauge galvalume panels. Some money can be saved by using 29 gauge but in my opinion it is simply not an adequate material for roof protection. Gavalume is 20% cheaper than colored metal and resists plant and fungal growth of all kinds.

Material costs:
Plywood: $217.00
Roof cladding: $412.00
Underlay, felt: $55.

Underlay, synthetic: $179.00
1×4 strapping: $81.00
2×4 rafters repair: $30
Fasteners: $40.

Total $935.00
Total with optional underlay: $1059.00
Human hrs required 36-40
Removal of waste not included.

Additionally, Allan has 2 skylight lids left over from finished projects. He suggests they be installed in the new roof on the shed. Extra costs will be approx. $150

Scale of assessment: $935 - $1210.

Allan's labor is voluntary.