

COWICHAN STATION AREA ASSOCIATION
MINUTES OF SCHOOL SITE MEETING WITH DIRECTOR'S
NOVEMBER 3, 2009

In attendance: Angela, Anthea, Patty, Madelaine, Sue, Guy, Jeannie, Alison, Sarah

Called to order at 7:20 pm

Agenda – approved by Guy CARRIED

1. Overview of community presentation October 16, (Alison)

Overall positive with over 100 people in attendance. Written responses were all very positive except 2 (tear down old building as benefit outweigh by work required; no to heritage restoration)

Summary of top comments on 5 questions

1. Excited about project – focus on youth as priority
2. Culture and art key vs. recreation and fields
3. Agricultural and sustainability themes
4. Pro for retail opportunity to sell local and community goods
5. Mixed management partnership with CSAA in control

Sarah mentioned that some of people who have been against the project seem to be turning

Article in Newsleader Pictorial (October 30) put positive spin on project

2. Presentation to Church council (Angela)

Overall very positive except for one person

3. Presentation to Church congregation (Madelaine)

Overall positive except for one person. Concern from Clarence Ross about possible vandalism of washroom. Reassured him that if an anchor tenant in place, then always eyes around. Also suggested that area could be blocked off. Sarah advised that change to floor plan could accommodate his concerns.

Madelaine also advised that the Church Council passed a motion to support the project and will be sending a letter to SD 79 to that end.

4. Site zoning use considerations

Sue reported that we needed to ensure that our plans for the buildings/site need to be allowable. She has spoken to Mike Tippet at CVRD who indicated that the OCP amendment allows community use for PI zoning. However, as site is also in ALR will need to apply to the ALR for variance for retail operation through CVRD.

5. Financial considerations

Costing and funding:

Alison reported that Option 4 was overwhelmingly preferred. Restoration keeps it inline with historic village feel. We now need to determine our costing as it relates to capital, operations and maintenance, and insurance. Sarah reported that Monroe from SD79 emailed her that the school roof was going to be approximately \$16,100 +labour.

ACTION: It was decided that everyone would contact a specific community hall/centre to gather costing information as set out in the spreadsheets Alison provided. Contacts to be as follows:

Patty	Evergreen School and Castle Care
Angela	North Oyster
Jeannie	Cobble Hill Hall
Alison	Metchosin Community Centre
Madelaine	Glenora Hall
Sue	Providence Farm
Sarah	Operational Costs for Cowichan Station
Guy	Community Centre

ACTION: Alison requested all information be forwarded to her by Sunday (November 8)

ACTION: Sue offered to research insurance for the CSAA Board, volunteers, property

ACTION: Alison to contact Bob Harper regarding the gym roof as immediate action is required.

Fundraising plan:

Alison proposed that we look at financing as 50% grant money and 50% fund raising including inkind donations. Comment from group that there is funding available for building green – ie VanCity offers up to \$50,000 for green building. Sue reported that CVRD grant of \$3000 was received Oct 30 and has been deposited in the bank. Alison also indicated that a number of people at the open house indicated interest or experience in grant writing and/or fundraising.

ACTION: Alison will email contact info of these people

ACTION: Jeannie offered to call interested parties for fundraising and grant writing by November 30

Need to determine revenue streaming for each room in the buildings. Also, need to consider administrative costs as will probably need to hire someone to manage/administer site

6. Site management and partnership options

Decision that this be deferred until costing and funding numbers are crunched.

7. Date for next community presentation

It was decided that the next community presentation would be November 27. Sarah proposed that we make it a “community Christmas Do”.

ACTION: Madelaine will check for availability at St. Andrew's.

8. Other items

ACTION: Madelaine to contact SD 79 to determine status of disposal policy

ACTION: Angela to research charitable status vs. not for profit; also taxation issues

Sarah reported that she received further detailed seismic information that has provided new figures for renovating/repairing. Separating the stilted portion will deduct \$100,000 from seismic upgrades, however need to consider \$15,000 to demo it. Gym does need seismic mitigation of \$335,000 (tie rods underneath).

Madelaine asked what new code requirements entail for refit and reuse of space from a school to a community or retail space.

ACTION: Sarah will check into above

Madelaine commented that many people asked for website or email contact information for the site. Sarah immediately searched and has temporarily secured "cowichanstation hub.ca"

Adjourned at 9:20 pm

*****REMINDER THAT NEXT DIRECTOR'S MEETING IS NOVEMBER 17, 2009 AT 7:00 pm *****
(location TBA)