

**Thetis Island Community Association (TICA)
Forbes Hall Expansion Project (FH EX) Community Meeting
Saturday, February 29, 2020**

TICA Directors and FH EX Committee Members in Attendance: Carolyn Askew, Ron Bannister, Ann Dickie, Greg Gall, Matt Hess, Tricia Hunter, Anne-Marie Koeppen, Kathleen Thompson, Celine Valestrand

Absent: Shirley Burr, Theresa Moore, Ellen Rush, Don Sinclair

Others Present: Peter Luckham – Moderator/Chair, Janice Young – Recorder

Sign in sheet for TICA purposes only - not a membership sign in

Welcome, Introductions & Conduct Guidelines

Meeting began at 1:35pm. Peter Luckham, Moderator/Chair, welcomed everyone and gave respect to Coast Salish Territory, then set out guidelines for the meeting including following Robert's Rules of Conduct. Two minutes are allowed for each speaker and as this is an information meeting, there will be no business, motions or decision making. Peter added that this meeting is recorded for future reference and accuracy of notes and asked if there were any other recording devices in use (none were reported).

Reading

Greg Gall gave an inspirational reading to set the tone of the meeting.

Statement from TICA President Ron Bannister

Ron Bannister welcomed and expressed thanks to all for coming to the meeting then introduced the TICA Board and The Hall Expansion Committee. Background was given for the project so far and a statement from the Expansion Committee was read. Ron added that many things are changing and some things cannot be addressed at this time.

Project to Date

- **Summary:**

Ann Dickie then gave a summary of the progress since December 2019; many hours and much hard work has been devoted to re-think and discuss the project; however progress is slow due to government regulations

- **Q&A**

- **Can we stop the path we are on with this project? Tweaking will be futile; we need smaller and more affordable.**
 - We are trying to do that, to revision the plan: electrical/mechanical—moving in that direction.
- **Is the removal of Lealand Construction an option?**
- **Can we drop Lealand Construction and move forward with local workers?**
 - Committee is aware of issues regarding Lealand Construction and is moving towards rectifying the situation.

- **Can we have an above ground cistern; what are the plans for the septic system?**
- **Concerns about clean potable water for Emergency Services Station (ESS) ...**
 - The hall only uses about 10,000 gallons of water each year and the plastic tanks are adequate; Dave Knowles has been contracted to install the septic system and TICA will take direction from Dave. With the tanks we can add more as necessary.
- **Has TICA considered a different process, something that's more "truth and reconciliation" based: brainstorming sessions and community resources on many levels?**
 - We have been open and welcoming to community input – please do contribute, even on process.

New Design

- **Reveal & Benefits**
Ann Dickie presented the new design utilizing overhead projector images and information.
- **Q&A**
 - **What about drainage in the new design?**
 - Plans for the drainage system done by the mechanical engineer – no change.
 - **Clarify how much money needs to be saved?**
 - There is no number to really work with at this time.
 - **What is the cost per square foot and how many square feet have we gained?**
 - Double the size and no real cost at this time.
 - **Why are there beams on the outside; isn't that superfluous?**
 - Those materials are already purchased and this covered area provides both shelter and shade for the hall.
 - **Has the canopy roof always been that size?**
 - Yes.
 - **Will a new design come back to the community for approval?**
 - This is the new design and by the March meeting we will have more information and movement towards giving us occupancy.
 - **New design doesn't go far enough; we must find every possible way to reduce the cost. Can't we save money by organizing the local experts and save money with volunteers?**

Current Action

- **Scope of Work/Drainage, Backfill, Entry Frame; Correction & Remediation**
Ron Bannister reported that more information will be coming forward in the next few weeks, open to community input and that there will be a vote going on going forward, whichever way that is.

Ann Dickie added that some small finite jobs can be done in the meantime. Because this is a Class “A” building we have to have certain professional and building codes to the standard of a hospital, following due process. Wherever we can we will involve the community members. Mistakes were made; corrections are happening.

- **Q&A**
 - **What has made this a “Class A” building?**
 - Modern building codes and ESS standards.

Break: 2:57 -3:05

Financials

- **Current & Borrowing**
Ann Dickie presented information for the basic financials as outline on an overhead information sheet (can be attached for information).

Carolyn Askew and Paul Duncan outlined possible local lender possibilities as well as with commercial lenders with a focus of occupancy. We need to get back in that building to raise money – to create events and programs - if we are not in that building we are very handicapped in fundraising possibilities. TICA is proposing a change (by vote) to offer programs at the new community centre.

- **Q&A**
 - **How much money do we have and what can we achieve if we only spend that money?**
 - We will know after new costing for the new design.
 - **Could the architect develop a design that details cost within our budget?**
 - Architects and Engineers do not have a cost factor in their approach.
 - **What do you mean by “programs”?**
 - A proposed constitutional change to offer programs make TICA eligible for a large number of grants, including the potentially lucrative “Gaming Grant”. Programs and courses have many possibilities – film festival, art courses...with the building completed we will have many opportunities to raise money.

- **Is modularization an option? Complete the project piece by piece over time as funds allow.**
 - That option is being considered – it would cost more in the long run as each section would then separately need to be overseen by an architect and an engineer, which overall would be more costly to TICA than paying interest to local lenders.

General Information Exchange

- **Q&A**
 - **Expertise in our community, yes, however not all experts are willing to volunteer the information. They are waiting to be asked or hired. Please volunteer.**
 - **Basic communication to the community needs to be much better and more often. This has been happening for the past few weeks, but not before that. Bi-weekly reports would be good for the remainder of this project.**
 - We could use some help in this area (communications)
 - **Do we have to have a “Class A” building? Is it too late to “back up the bus” and start again?**
 - No backing up the bus.

Closing Remarks

Thanks were extended to Peter Luckham for moderating/chairing the meeting; appreciation to the Board and the Forbes Hall Expansion Committee for all their hard work; Ann Dickie closed with a written statement (can be attached); in conclusion she said – we are all volunteers in one way or another – it does make it easier.

Meeting over 3:50pm.