

**Bear River Board of Trade
May 17, 2010 General Monthly Meeting**

Call to Order

President Kelly Foxton called meeting to order at 7:35 pm

Welcome

Kelly stressed that there are important decisions to be made regarding the Windmill and the location of the VIC for the 2010 season and asked that we leave this evening with answers. To keep the meeting as focused and efficient as possible she calls for a motion from the floor that all committee reports and new business not time sensitive be tabled until June's monthly meeting.

Flora motions that that all committee reports and new business not time sensitive be tabled until June's monthly meeting.

Rick seconds

No contrary minded

Motion carried.

Role Call

Sign in sheet passed around

Reading of Previous General Meeting Minutes

No errors or omissions

Rick Jacques motions to accept minutes as read.

Flora Doehler seconds

No contrary minded

Motion carried.

Reading of Previous Council Meeting Minutes

April 26: No errors or omissions.

Jane Kingston moves to accept April 26 council minutes as read.

Duff Wilson seconds

Motion carried.

May 10 council minutes read.

Errors or omissions:

For the record Bob and Gertrude took left over plant sale plants for a donation of \$40, not for free.

Jane's concern about where the money was coming from was regarding a budget for interior design work only.

Flora Doehler moves to accept May 10 council minutes as read and amended.

Duff Wilson seconds

Correspondence

Letter was received from Service Canada Student summer jobs stating that even though our application was eligible we had been denied summer student funding.

Other correspondence tabled.

Treasurer's Report

Teresa Henshaw asked to discuss Kelly's refreshment receipt. It was decided this will happen at June's meeting.

Simone motion to accept Treasurer's Report.

Rick Jacques seconds

No contrary minded

Motion carried.

Committee Reports

(*due to this month's special presentation, committee reports that do not deal with time sensitive issues will not be verbally presented. They have been presented in writing and are in the Resource Binder. Verbal reports/general discussion will resume at next month's general meeting.)

May Fundraising Activities

Plant Sale

Flyers have been placed around town and are on the website.

Calendar

Jpgs are coming in—a reminder to participants to send only three images. Please bring finger-food pot luck items to the viewing event to be held on Monday, May 23 at the Oakdene, 1 – 4 pm.

New Business:

Rick Jacques presented a slideshow of community happenings over the last month: landscaping in front of the Water Treatment Plant, repair of back and front entrances at the Green Lantern building; removal of unsightly garbage in the river and streams; dismantling of BBQ has started and will continue; many meetings between Operations and Greenspace Committees.

Rick asked for input from the community on the purpose of the tire on axle in the river that has been removed twice but keeps finding its way back into the river. Jane Kingston commented that in the past a family had used it as mooring. It will be left where it is until its purpose can be confirmed.

Windmill building inspection report:

The Annapolis building inspector agreed that the engineer should put in writing the state of the rot. There are some salvageable items such as windows and doors, electrical panel, electric heaters and toilets.

Francis Doucet will be down to give the engineer's report Wed or Thurs of this week.

We are at a turning point in the stage of waterfront development. A new building could easily be worked into the plan.

Rick estimated the cost of demolishing to be \$3000 - \$4000 minus \$40 / ton for tipping fees.

Rick has talked to Brenda Orchard about the possibility of Municipality of Annapolis covering the tipping fees. Destruction will need to go to Lawrencetown.

There are serious logistical issues of how to demolish the building due to the confined space. It will need to be taken out through the gardens, which means some plants/shrubs will need to be removed first.

From now on, building inspections of all BOT owned buildings will be operated differently. It was noted that building inspector Russel Smith noted dry rot in 1996. Enough work was done then to allow it to pass but Smith noted at that time that the building would need to come down sooner or later.

Brendan Enright asked after the historical significance of the windmill.

It was built by Anton Geerlings, who had immigrated from Holland in the 1950s. It bears witness to Canadian immigration stories.

Don noted that it would be a nice tribute to Anton to include a photo of Anton Geerlings and the windmill in the new VIC building.

Duff thinks a windmill is part of Bear River unique charm and would like to see a new windmill included in the plans for waterfront development.

Immediate questions:

Where to put things that are in the bathroom hallway at the moment?

Where do we put things that are salvageable—windows, doors etc.?

Where to house a temporary VIC re-location?

What to do with the foundation once the building is removed?

Where do we house the power box for waterfront lights?

Rick has asked building inspector if he thought it possible to keep the bathroom area as a tool shed. The building inspector doesn't think so but the engineer will confirm.

The electrician will be here on Wed. to OK the work done to the meter but he won't be able to turn power back on because of the state of the structure of the building.

Options were discussed for how to keep power in the area for waterfront lighting:

A single pole with waterproof power switch sounds like the best option for keeping lights on in the waterfront.

Green Lantern building inspection report:

Waterfront Committee recommends that Francis Doucet takes a close look at the ceiling to see what can be done to support it.

Lumber in the ceiling is old maple flooring boards, some split. If anyone has use for it please let Rick know.

Don Rice asked about engineering fees:

Francis Doucet thought a few hundred dollars would cover the fees for an engineering inspection of VIC. Rick will show Frances images of the Green Lantern when he comes to inspect the windmill and see what he thinks it would cost to do an inspection at the Green Lantern.

Temporary placement of VIC for the 2010 season:

Finding another location will be difficult b/c of the stringency of the conditions determined by Destination SW Nova.

Operations Committee will look into what we can do about rearranging funds from original municipality grant proposals to see if we can't use some of the money originally requested for windmill maintenance for maintenance of a new VIC location.

Some of the criteria required by SW Nova: the building must be wheelchair accessible, must have two washrooms or have washrooms within a 2 min walk, the sidewalk must be made of cement not asphalt, there must be parking with overnight lighting. There is no mention of a required square footage.

Duff suggests contacting owners of Allie's Store to see if they are open to renting to the BOT. It is a visible and has parking.

BREDS looked into moving into Allie's Store last summer and owners were willing to split cost of new window then.

Duff makes a motion that the BOT approach the owners of Allie's Store with a proposal to use space for the VIC 2010 with the offer of \$1000 put into building maintenance in lieu of rent.

Jeff Knorek seconds

Joe Quercia noted that this would cover our grant proposals as the money originally requested for repair and maintenance would still be used for such.

Joe Quercia and Cindy Harris suggests the Oakdene as a Plan B.

Duff Wilson suggests Rebekah Lodge as alternate Plan B. Jeff Knorek notes that we would have to address the conflict of interest issue.

Joe Quercia thinks we should find out whether or not we will be approved for our requested municipality grants. This can be confirmed Tues. for Annapolis and Wed for Digby. From there we will review our options.

Jennifer Quercia offers to go over three building options with Bob to see which buildings meet which criteria.

Pat Woods, former Oakdene tenant, testified that from her experience she thinks the Oakdene is a good option. Monthly rent would need to be paid but no maintenance is needed.

Brendan Enright asked about the feasibility of placing a new building back over the old windmill foundation. This will be brought before the engineer.

An option for temporary storage for VIC items is upstairs at the Trading Company, above Myrtle and Rosie's.

Duff makes a motion that we ask BREDS use the space above Myrtle and Rosie's as temporary storage space for VIC salvageables with the intent of having a new space to move into by early July.

Joe Quercia seconds

8 members of BREDS present this evening, including president, so a decision on this motion can be made this evening. BREDS is in agreement that we can use upstairs of BREDS for temporary storage of VIC items.

The BOT offers sincere gratitude for this.

Kelly Foxton will speak to Carolyn Hayden immediately about the possibility of renting their store location. Jeff Knorek and Zoe Onysko will also contact Carolyn Hayden.

Cindy Harris and Joe Quercia will talk to Oakdene to see what the conditions for renting a space from it would be.

Kelly Foxton thinks that this is a good time to put together a VIC business plan so we know exactly how much it will cost us to run it for a 3 month season.

The canoe is currently to be placed in the Rebekah. Erin to contact Doug Morines to let him know the whereabouts and future plans for this artifact.

Rick Jacques thinks it is realistic to think of having the building down by early June.

Date, Place, time of next meeting

Monday June 21, 2010 fire hall 7:30 pm

Meeting Adjourned