

Mayor McMynn opened the special meeting of Council at 13:30 hours on April 12, 2017 in the Council Chambers at 661 Eighth Ave., Midway BC

Present: Mayor McMynn  
Councillors Schierbeck, Dunsdon, Rotvold  
Councillor Metcalf absent

Staff: Penny Feist, CAO  
Sheri Harpur, Administrative Assistant

Delegation: Chris Fairbanks, Fairbanks Architects

Public: Martin Fromme, Fred Groutte, Catherine Stewart, Norm Ohlhausen,  
Jolly McMynn, Elaine Fromme

Press: Kate Saylor, Boundary Creek Times

**Late Item** – Branding Project Presentation Scheduling.

**Adoption of Agenda**

**Moved** Councillor Rotvold, **Seconded** Councillor Dunsdon that the April 12, 2017 special meeting agenda be adopted as amended to Midway Branding Presentation Scheduling under Discussions, section 6 item (2) **Carried**

**Delegation** – Mayor McMynn welcomed Chris Fairbank. Chris explained that he was attending the meeting to show Council and the public the drawings of the proposed Community Centre. He understood that Council and the advisory committee had removed the proposed west facing windows as well as taking 6 feet from the kitchen and adding it the bar area as well as simplifying the mechanicals of the building.

CAO Feist leaves room to call Daniel Steiner at 13:34 hours.

Fairbank will modify the preliminary design and resubmit, but stressed to Council that the working plans need to be done ASAP, he would like to see the roof on by November 10, 2017

CAO Feist enters at 13:36 hours.

Chris Fairbank advised Council that in his personal opinion a walk in cooler is not needed for a community centre, advising that walk in coolers are more for restaurants and company's with more stock. When someone rents a community centre they are brining their food in the day before and taking it out the day after their event if not the same night. He feels that a walk in cooler is just not practical for a small community facility and recommends more research should be done on walk in coolers.

Mayor McMynn: Could the proposed lift be used for moving tables? Yes it can be because the size of the lift is 4x6.

Councillor Dunsdon: Why couldn't there be ramp access? The lift is more compact and cost efficient.

Elaine Fromme: What happens if there is a power outage or fire and someone with mobility issues is downstairs? There can be a backup generator put in place for a power outage. As for a fire that would be part of the fire plan with the Fire Department.

Martin Fromme: Is September a realistic date for funding? Daniel Steiner clarified that September is for approval only not for receiving monies. If Council feels comfortable proceeding they are more then welcome to go ahead before approval.

Chris Fairbanks reminded Council that a problem with winter construction is concrete curing.

Martin Fromme: Are the design plans the most recent? No they are from January 30. Needs something more concrete on the design changes being discussed from council.

Martin Fromme: Does there have to be as many bathrooms as shown on the plan and does there have to be that amount upstairs? Yes there has to be that many bathrooms for the type of occupancy to meet the building code. The only bathrooms that must be upstairs are the bathrooms for the disabled. All the rest can still be downstairs.

Catherine Stewart: Where could the walk in cooler be envisioned? Most likely between the kitchen and bar area so both could use it. The bar side would have doors for self loading and then the kitchen would be able to walk in on their side. New sketches will need to be made if Council decided to proceed with a walk in cooler.

Martin Fromme: Will there be a walkway between the kitchen and bar instead of having to go around? Yes that can be done.

Martin Fromme: Will there be an external entrance for the kitchen and will it be covered? Yes

Mayor McMynn: A ramp could be built on the exterior of the kitchen to help with loading and unloading the kitchen.

Catherine Stewart: Would a landing be needed if there were a ramp built from the kitchen exterior door? No there is plenty of space but leaving the stairs would cost only about a third of what a ramp would cost.

Chris Fairbanks stressed to council again that he needs a written summary of the approved changes before he can proceed.

Martin Fromme: Does the ducting need to be where it is proposed to go now? It can be shifted a bit but should be kept centralized.

Jolly McMynn explained how much easier a walk in cooler would be for catering events

Norm Ohlhausen: How large is the proposed walk in cooler? It would be at least 8x8.

Catherine Stewart: An energy consumption comparison needs to be done between a walk in cooler and stand up coolers. Mayor McMynn advised he did research and the energy consumption is comparable between the two.

Catherine Stewart: Does Council have a list of the equipment that needs to be put in the kitchen? CAO Feist advised at the march 31<sup>st</sup> Special Meeting 2 – 6 burner gas stoves each with an over, a convection oven, sanitizing dishwasher, 4 sinks and a hand washing station was discussed by those at the meeting.

Daniel Steiner interjected saying that he felt that this meeting had good discussion, however, needs a final design and the closest cost Chris Fairbanks can get by the second week in May to be able to hit the June deadline for the full funding grant.

Chris Fairbanks stressed to Council and to the members of the advisory committee that he needs all the proposed changes in the next ten days so that he is able to get the drawings redone and then sent off to Daniel Steiner. Chris Fairbanks will update costs once he gets the new updates.

Jolly McMynn: Would there be space saved instead of having two six burner stoves each with an oven by putting in a ten burner stove with two ovens. Yes it would save a little space.

Martin Fromme: What would the cost to have a kitchen consultant help? Between \$1,500.00 - \$2,000.00 plus travel. Not only would it be an added expense it would push all the dates back because most likely it would take about a month to have one come in.

Chris Fairbanks also clarified that if a washer and drier are wanted that they can be roughed in.

Catherine Stewart leaves at 14:27 hours.

CAO Feist: Will the new changes that have been discussed bring the Class C Estimate of 1.9 million dollars up or down or the same? It would most likely be cost neutral, however, changes may bring the cost down by 5% or up by 10% with winter construction a factor. The call for bids needs to be put out soon and there should be at least 6 bids to keep it competitive.

Kate Saylor: With the design presented and t with the changes that are being discussed would it become cost neutral? Yes

Discussions

Item 2 - Councillor Dunsdon brought up the fact that he will not be able to attend the April 18, 2017 regular meeting and would like to be present for the Branding Project Presentation with Tony Munday and the Branding Committee.

Norm Ohlhausen leaves at 14:35 hours.

CAO asked Council to send her dates that they are available and she will have Jenny Simmonds speak with Tony Munday about rescheduling.

Item 1 - Chris Fairbanks stressed to Council again that the time frame for getting the design done is becoming critical. He needs as much information as possible and it needs to be formal approved by Council and submitted in writing.

Councillor Dunsdon leaves room at 14:38 hours.

Martin Fromme: The advisory committee needs to have a meeting of a whole and then come back to Council.

Councillor Dunsdon returns at 14:40 hours.

Jolly McMynn: After the meeting at the Community Centre she walked away feeling that things had been resolved and was glad for the meeting.

It was agreed that the advisory committee meet and have a list of items for Council by the April 18, 2017 regular Council meeting.

Chris Fairbanks advised that it would be beneficial to him if there was some kind of drawing, even a hand sketch from the advisory committee showing any and all changes they would like to see.

**Moved** Councillor Rotvold, **Seconded** Councillor Dunsdon to defer any decision regarding the Community Centre upgrades till the April 18, 2017 Council meeting to allow for the advisory committee to meet and prepare a report for the Council. **Carried**

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All public leaves at 14:49 hours

**Moved** Councillor Rotvold, **Seconded** Councillor Dunsdon to go in-camera under section 90(1)(g) of the Community Charter. **Carried**

Return to special meeting at 15:00 hours.

Moved Councillor Schierbeck that the meeting be adjourned at 15:01 hours.