

Mayor McMynn opened the special meeting of Council at 08:30 hours on February 27, 2017 in the Council Chambers at 661 Eighth Ave., Midway BC

Present: Mayor McMynn
Councillors Schierbeck, Dunsdon, Rotvold

Staff: Penny Feist, CAO
Jenny Simmonds, Receptionist

Adoption of Agenda

Moved Councillor Rotvold, **Seconded** Councillor Dunsdon that the February 27, 2017 special meeting agenda be adopted as circulated. **Carried**

Discussion – Midway Community Centre Planning

Council discussed the advantages and disadvantages of installing windows on the west side of the Community Centre. The cost will run between \$10,000.00 and \$20,000.00 because the windows and blinds will be closed the majority of the time due to sun and heat then it does not make sense to add the windows.

Councillor Metcalf enters at 08:34 hours.

Councillor Schierbeck will let Chris Fairbanks know that Council would like to eliminate the windows on the west side of the Community Centre.

Daniel Steiner joins via telephone at 08:36 hours.

With the recent information received regarding the engineer's concerns with the structural integrity of the current roof truss system and whether it would be able to support the additional weight of the solar panels. With additional unanticipated costs another structural assessment/analysis the engineer is recommending, along with the almost certainty that the existing roof will require a major structural modification to support the panels, this along with the cost of the EER equipment (solar panels and heat source pump) versus the number of years for payback, and new information just received from CELP that they are considering our application, however, not at the \$175,000 we originally applied for, but fund 33% of the total costs of the solar panels and heat source pump only, total cost being \$206,000 so grant could be approved for \$67,980 only.

By eliminating the solar panels and the heat source pumps the Village will lose their net zero status and CELP would not consider approving for other EER items at the Community Centre affecting the entire amount of the CELP grant. This decision to eliminate the solar panels and the heat source pump will also affect the GMF grant application.

Daniel Steiner mentioned that Council could ask if there is another way to achieve net zero status without the addition of solar panels and heat source pump.

Daniel Steiner explained that the \$110,000.00 grant from GMF was a big win as it means they support the project. He said that Council could go back in a couple of months and request additional funding and he believes the potential is still there. Steiner explained that the benefit of being net zero is that it is an attraction the Village can build upon in the future. If Council goes back to the original scope for the Community Centre they will have to withdraw from CELP and GMF grants. There is also the option of accepting the grant and declining later; however, this is usually frowned upon and could affect the Village negatively if they reapply later down the road.

Councillor Schierbeck asked if the Village could keep some of the GMF funding if the solar panels are eliminated but the heat source pumps remains. Steiner said they could ask but they may say no because the building will no longer be net zero. He isn't confident they would say yes as part of the application criteria was to be net zero.

The CAO pointed out that this scenario emphasizes the importance of being shovel-ready with projects. The Village is already in a much better position to go after capital grant funding.

Daniel Steiner went over the latest draft budgets scenarios and the comparison between net zero and the original scope.

Discussion on the 119-year payback on a heat source pump. The heat source pump is important to for achieving net zero, but it was decided to be included originally to power the solar panels. If Council stays with the net zero option they could potentially go back to GMF and ask for additional funding from them due to the cost increase.

Councillor Schierbeck asked Steiner about the Canadian Cultural Spaces fund. Steiner informed Council that the Village is not eligible for this grant as it is intended for venues that attract higher end art shows and performances.

Daniel Steiner leaves the conference call at 09:11 hours.

The building design has not changed. It is the solar panels and heat source pump that are driving up the costs. Once the design is finalized by Fairbanks Architects then we can continue to work toward being shovel ready and continue to apply for grants.

Councillor Schierbeck met with Dale Pownall and Dave Klassen and both said that the drawings look good, nothing is being wasted or missing, and that neither would change anything with the design. They were not shown prices so did not offer any opinion on that end except for an estimate on windows for the west side.

Moved Councillor Rotvold, **Seconded** Councillor Schierbeck to eliminate the windows on the west side of the existing portion of the Community Centre due to location and cost factors.

Carried

41-2017

Moved Councillor Dunsdon, **Seconded** Councillor Rotvold to eliminate the solar panels from the Community Centre addition and renovation plans and design due to engineer information with addition unanticipated costs, cost of the solar panels

Carried

42-2017

Moved Councillor Metcalf, **Seconded** Councillor Schierbeck to eliminate the heat source pump from the Community Centre addition and renovation plans due to costs and the long-term payback on the installation of a heat source pump.

Carried

43-2017

CAO Feist left to take a phone call from Linda Larson at 09:30 hours.

CAO Feist returns at 09:32 hours.

Moved Councillor Rotvold, **Seconded** Councillor Schierbeck to move in-camera under section 90 (1) (m).

Carried

Returned to special meeting at 09:36 hours.

CAO Feist reminded Council that the Community Centre Reserve Fund would increase to \$210,000.00 after budget approval.

Moved Councillor Dunsdon, **Seconded** Councillor Schierbeck to withdraw the CELP and GMF grant funding applications because the elimination of the solar panels and heat source pump no longer will make the project net zero, and to continue working towards being shovel-ready on the Community Centre project, and to continue looking for grant funding opportunities.

Carried

44-2017

CAO Feist will advise Daniel Steiner, CELP, and GMF of Council's decision to withdraw.

Moved Councillor Dunsdon to adjourn at 09:41 hours.

Carried