

Acting Mayor Rotvold opened the special meeting of Council at 08:30 hours February 15, 2017 in the Council Chambers at 661 Eighth Ave., Midway BC

Present: Acting Mayor Rotvold
Councillors Schierbeck, Dunsdon, Metcalf

Staff: Penny Feist, CAO
Jenny Simmonds, Receptionist

Introduction of Late Items –

Item 4 b) – CWMM – Structural Design fee increase.

Adoption of Agenda

Moved Councillor Dunsdon, **Seconded** Councillor Schierbeck that the February 15, 2017 special meeting agenda be adopted as amended to add item 4 b) – CWMM Structural Design fee increase. **Carried**

Discussion

a) Community Centre Planning

Cost estimate scenarios from Daniel Steiner. Scenario #1 is based on full construction cost. A \$500,000 request from the Heritage Legacy Fund is aiming very high, and there is less chance of approval. Steiner reduced Legacy funding to \$195,000.00 in scenarios #2 and #3 as a more reasonable amount to request based on our population.

CAO Feist called Daniel Steiner to join the meeting via teleconference at 08:37 hours.

Council asked Steiner to explain the difference in the estimated cost of Energy Efficient Measures in scenario #1 vs. scenarios #2 and #3. He explained that scenarios #2 and #3 are more conservative and reflect the possibility of removing the solar panels or air source heat pump. He suggested possibly changing them all to the \$206,300 figure, as this is a high level budget that could be closer to \$150,000 in the end.

Public Works Foreman enters at 08:41 hours.

Steiner explained that the numbers come from the SCS energy study. \$85,000 for solar panels and \$105,000.00 for air source heat pump.

Steiner explained that the original energy study came in at \$16,300 but was only for lights, windows, doors, etc. If Council wants to achieve net zero status, which is a requirement for the Green Municipal Fund and CELP, then they will want to consider the extras such as solar panels. If Council chooses not to include them then they risk becoming ineligible for GMF and CELP grant funding. Steiner expects to hear from GMF and CELP in the next few weeks, if the grants are denied then Council can re-examine the options.

The Foreman asked what the payback is on the \$206,300.00. Steiner explained that the energy efficiency study noted it was 17.7 years. This increases with the heat pump and the solar panels would be 31.5 years, which is quite a long time.

Councillor Metcalf asked whether Council should wait to hear if our GMF and CELP grants are successful before making a decision. Steiner agreed this would be a good approach as Council could then re-group with known funding sources. He pointed out that knowns vs. assumptions make for stronger grant applications.

The discussion returned to the amount being requested from the Heritage Legacy Fund. Acting Mayor Rotvold suggested that Council make a decision. Steiner explained that he made the decrease from \$500,000.00 to \$195,000.00 because it is a more feasible amount because of our population size. The cost per capita would be too high if Council requests the max amount of \$500,000.00 and the possibility of a successful grant application is greater with the \$195,000.00 figure.

Moved Councillor Dunsdon, **Seconded** Councillor Schierbeck to apply to the Canadian Heritage Legacy Fund for grant funding totaling \$195,000.00 for the Midway Community Centre Addition and Upgrade Project based on Daniel Steiner's recommendation.

Carried

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Daniel Steiner leaves conference call at 08:53 hours.

The Foreman asked why Steiner is including heat pumps in his cost estimates when they are already included in the \$1.9 million figure from Fairbanks Architects. The only addition he can see would be the solar panels. He feels that only the solar panels should be added to the \$1.9 million because the heat pumps, as well as design and engineering costs, are already included in Fairbanks' estimate. This is adding extra costs where they don't need to be.

Councillor Dunsdon leaves at 08:56 hours.

Questions about another energy audit were raised and it was explained that this is mandatory for the Green Municipal Fund grant application.

Acting Mayor Rotvold would like to consult with Dale Pownall and get his opinion on different options. Councillor Schierbeck agrees but does not want him to see the dollar figures. Councillor Schierbeck feels that Fairbanks numbers are far from what should be reasonable for the project.

CAO Feist read Council a text from Mayor McMynn who was unable to attend. Mayor McMynn feels that Council can cut costs by using local resources. He still supports the project but feels costs can be reduced and would also like Dale Pownall to have a look and get his opinion.

Moved Councillor Schierbeck, **Seconded** Councillor Metcalf to get as many other opinions as possible for the Midway Community Centre Addition and Upgrade Project based on the conceptual drawings for their ideas on changes or improvements but not any dollar amounts.

Carried

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Councillor Schierbeck and Foreman Boltz will contact as many people and companies as possible for this information.

Councillor Schierbeck will contact Daniel Steiner and ask why the additional costs (heat pumps, design and engineering fees) are included in his estimate when they are already found in the Fairbanks Estimate.

b) CWMM – Structural Design fee increase

Moved Acting Mayor Rotvold, **Seconded** Councillor Schierbeck to approve an additional \$1,400 to CWMM Consulting Engineers Ltd. for Structural Design costs as a result of changes to the size and orientation of the addition for the Midway Community Centre Addition and Upgrade Project.

Carried

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CAO Feist recommended that Community Centre planning sessions happen at least once every two weeks moving forward. Council was in agreement.

Foreman Boltz suggested that Council go to the hall and tape off the size of the kitchen and bar on the floor so they can have an idea of just how big they are and make their decision for final dimensions to send to Fairbanks. Councillor Schierbeck already feels that the kitchen can be reduced in length by at least three feet.

Council and Foreman will meet at the Midway Community Centre on Thursday, February 16, 2017 at 8:30 am to tape off the kitchen and bar area for reference and decision. The CAO will inform Councillor Dunsdon.

Foreman Boltz leaves 09:26 hours.

Moved Councillor Schierbeck, **Seconded** Councillor Metcalf to move in-camera under section (90) (1) (g) at 09:28 hours. **Carried**

Returned to regular meeting at 09:31 hours

Moved Councillor Schierbeck to adjourn at 09:32 hours. **Carried**

MAYOR

CAO