

Mayor McMynn opened the special meeting of Council at 8:30 hours on November 17, 2017 in the Council Chambers, Municipal Office, 661 Eighth Ave., Midway BC

Present: Mayor McMynn
Councillors Rotvold, Dunsdon

Staff: Penny Feist, Chief Administrative Officer
Jenny Simmonds, Receptionist

Delegation: Daniel Steiner (via teleconference)

Adoption of Agenda

Moved Councillor Rotvold, **Seconded** Councillor Dunsdon that the November 17, 2017 special meeting agenda be adopted as circulated. **Carried**

Delegation – Daniel Steiner

- a) Midway Community Centre Project & Grant Status Report to Council (on file). Daniel provided an overview of the three grants that have been approved to date including GMF, CELP, and BC Rural Dividend. The Green Municipal Fund is open to a change to the scope of the project but there is a December 1, 2017 deadline to submit final design and cost estimates. Loan in the amount of \$110,340.00 with the possibility of a low interest loan in the amount of \$700,000.00 to be paid back in 10-20 years. Current project completion date of March 31, 2018 but it can be extended another year.

CELP - \$68,000 – they need an updated concept and design and the money needs to be used by March 31, 2018 but with the understanding that the project would be completed by the end of 2018. The money could be used for new windows, furnace, etc. but Council cannot spend this grant funding unless they are 100% positive the renovations will be completed by the end of 2018.

Metcalf enters 08:37 hours.

Council needs to make a decision on borrowing capacity and identify where the Village portion of the money will come from.

BC Rural Dividend – Funds used for consulting and professional fees. Could use it for surveying costs as well.

At this point, Council needs to decide if they want to move forward or put the project on hold and wait for a potential partnership opportunity. If Council moves forward then they need to identify where the Village portion of the money will come from. Could look at a potential partnership with the RDKB or a neighbouring community as a lot of the grant funding is higher for partner programs versus individual applicants.

Legacy Fund – No set deadline and Daniel continues to work on the application. This funding has to coincide with a significant milestone – 2018 will be the 125th year of the founding of Midway. Community partnership has to be displayed and letters of support from the various user groups will help the application. These letters should indicate why the project is important, the impact it will have on them and the community, the economic potential, etc. Having support from groups such as the seniors (who were recipients of the New Horizon's grant) will also strengthen the application because they have already received federal funding. Daniel to put together a list of the user groups and contacts and forward to him. He will contact them regarding getting letters of support. Daniel would like to submit the application by mid-December. It takes them approximately four months to approve applications.

Council can always go back and re-apply to the GMF. Daniel doesn't recommend moving forward unless the Village is ready to pay. Daniel will contact the Legacy Fund to answer some questions he has; the CAO will sit in on this call.

Councillor Rotvold asked if support from the MP and the MLA is important. Daniel said definitely and that Council had their support in the past as well. However, he pointed out

that support from local groups is more important as it demonstrates why the MCC is important, why we can't lose it, how it can support future training opportunities, etc.

The CAO mentioned that there is a fourth intake for the BC Rural Dividend program. The Village has already been supported through the design stream, which could increase the chances of getting capital funds of \$100,000.00 because they want to support applicants who received design funding. Council needs to decide if they are ready to pay to complete the project in 2018 regardless if funding is available. Council needs to commit to the funding gap.

The CAO asked Steiner about the Strategic Priorities Fund. Steiner hopes it will be offered again because it provides 100% funding.

For both the SPF and the Small Communities Fund Council will need to be shovel ready (borrowing bylaw in place, designs completed, contracts, etc.)

Mayor McMynn asked if there would be available funding during construction but was advised that typically applications cannot be submitted retroactively but Council could potentially apply for future phases.

Steiner pointed out that the \$1.5 million-dollar price tag is high and Council may want to consider putting the project out to tender to get a more accurate price; however, he suggested getting legal advice since the intent to complete the project in 2018 is not there. There is also the possibility of hiring another consulting firm to get another cost estimate.

Following a discussion about the CELP funding, and given Steiner's advice on the strength of the application and the possibility to apply again in the future, it was **Moved** Councillor Rotvold, **Seconded** Councillor Dunsdon to graciously decline the CELP funding citing a change in the scope of the project that won't allow for a 2018 completion date. **Carried**

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Steiner would like the community group information and contacts by December 1, 2017.

Councillor Dunsdon leaves at 09:13 hours.

Steiner stressed the importance of setting the Village apart from the all of the other applicants.

Councillor Dunsdon returns at 09:14 hours.

- b) Community Hall Draft Budget v8 Nov2_17 – Steiner will have to revise the budget without the CELP funding. He will also update Catherine at GMF on the scope change.

The CAO asked Council if they would like to commit more money to the Community Hall Reserve Fund from \$160,000.00 to \$210,000.00. Council agreed this would help make-up the money that will no longer be received from CELP.

Steiner pointed out that Federal grant programs such as the Gas Tax Fund may affect other grant applications like the SPF and suggested using Gas Tax money somewhere other than the community centre renovations.

Steiner will resend the revised budget to Council.

Daniel Steiner leaves at 09:21 hours.

Mayor McMynn mentioned the possibility of using some of the West Boundary Community Forest dividends to pay off some of the borrowing. Council also needs to determine a borrowing threshold in relation to other upcoming projects (fire trucks, etc.)

The project needs to be shovel ready and Council agrees an RFP should go out to get a more accurate price. The RFP needs to clearly state it is not for construction purposes. The CAO

suggested a Request for Quotes instead. If the RFQ returns a lower price then chances are high Council will have to resubmit these numbers for already approved grants.

Discussion

- a) Fairbanks Architects Ltd – Midway Community Centre: Addition and Renovations Letter and Drawings (100% Complete): Construction, Mechanical, Electrical, Structural. (sent to Council and Daniel Steiner via email) - Chris Fairbanks would like to review the final drawings with Council, CAO Feist to arrange a meeting.

Staff will compile a list of groups and contacts for Daniel Steiner. Council will email any ideas to the CAO.

Councillor Rotvold suggested a letter from the Midway Seniors explaining that they don't use the hall because of accessibility issues.

Council compiled the following list of groups to be included:

Midway Community Association
 Midway and Beyond Little Theatre
 Midway Seniors
 West Boundary Community Forest
 Kettle River Watershed Authority
 Red Cross
 Boundary Weed and Invasive Species Society
 Midway Community Garden
 Local schools
 Wood Lot Association
 Forestry
 Food sharing group
 Emergency Services
 King of Kings (Christmas dinner, etc.)
 Provincial and Federal Elections
 RDKB (emergency services)
 City of Greenwood Mayor
 Regional Chamber of Commerce
 Dance classes
 Yoga
 Community Futures
 West End regional meetings
 Good Sams club
 Curling Club
 Minor Hockey
 Vaagen Fibre Canada
 Lions Club
 Local businesses and user groups

Moved Councillor Dunsdon that the meeting be adjourned at 09:43 hours.

MAYOR

CAO