

Mayor Fromme opened the special meeting of Council at 18:30 hours on November 14, 2018 in the Council Chambers, Municipal Office, 661 Eighth Ave., Midway BC

Present: Mayor Fromme
Councillors Schierbeck, Metcalf, Grouette
Councillor Dunsdon absent

Staff: Penny Feist, CAO
Sheri Harpur, Administrative Assistant
John Boltz, Public Works Foreman

Delegation: Lorne Esselink & Tom Schmidt – Cool Creek Enterprises

Public: Irena Derlargo, Kim & Ron McIntyre, Merry English, Shawn Bailey, Bill Morse, Leslie Price, Leanne McLaren, Bob Lyons, Jackie Brown, Christine Hinks, Michelle Best, Norm Ohlhausen, Stephanie Harpur, Paul Steer, Mark Danyluk, Willy Kakuno, Gladys Brown, Judy & Julian Willsey

Introduction of Late Items – Nil

Adoption of Agenda

Moved Councillor Schierbeck, **Seconded** Councillor Grouette that the November 14, 2018 special meeting agenda be adopted as circulated.

Carried

Delegation

Tom Schmidt gave a brief history of Cool Creek Enterprises.

Councillor Grouette: Is there any history of spills or accidents with Cool Creek Enterprises?

Lorne Esselink: No and all of the tanks will be above ground.

CAO Feist: What is to prevent traffic heading west from turning left on Twelfth and exiting off Thirteenth Avenue, and alternately, traffic heading east entering Thirteenth Avenue off highway to access cardlock station?

Tom Schmidt: Cool Creek will have directional signage for traffic.

Foreman Boltz: Concerns with the entrance of the card lock being off Beamish St. because there is a manhole and fire hydrant there.

CAO Feist: Also, the Rails to Trails width being over 35 metres wide (115 feet) could come into play with the proposed access point.

Tom Schmidt: They are aware of those issues and have considered all of that.

Councillor Schierbeck: Would Cool Creek consider another property in Midway?

Lorne Esselink: Yes, if access off the highway is good. Did look around for different properties that were for sale in Midway but nothing was as accessible as the property on 12th Ave.

CAO Feist: Have you purchased the property?

Lorne Esselink: Yes, but there are still subjects on the purchase.

Mark Danyluk leaves at 18:47 hours.

Question Period

Bill Morse: How many trucks does Cool Creek estimate there will be at one time?

Tom Schmidt: At their other cardlocks the busiest time is between 3-5 pm.

Lorne Esselink: It is not going to be a large cardlock so don't expect major traffic.

Julian Willsey: How many fuel tanks will there be?

Lorne Esselink: 3 double walled above ground tanks. All tanks and pipes are on a sensor system.

Bob Lyons: How many trucks is Cool Creek estimating in a 24-hour period?

Lorne Esselink: A guess would be 20-25.

Bob Lyons: What kind of impact would this card lock have on the local gas station?

Lorne Esselink: This is not a gas station. There won't be a convenience store attached to it and to purchase fuel you must have a Cool Creek gas card.

Shawn Bailey: What will the response time be if something happens?

Lorne Esselink: Everything is contained and on sensor systems. If the sensors detect anything the whole system shuts down. There is a 24-hour emergency response team that will come out from either Kelowna or Penticton. As for a fire, the fire department would respond just like they would if the local gas station started on fire.

Chris Danyluk enters at 18:54 hours.

Leanne McLaren: Would you live 100 feet away from a card lock? What about trucks that will spend the night at the card lock?

Tom Schmidt: Yes, would live across from a card lock and Cool Creek does not encourage trucks to park overnight. This card lock will be too small for trucks to pull away from the pumps and park anyway, but signage will be put up so that truckers know there is no overnight parking.

Norm Ohlhausen: What will be the economic benefits to Midway with having the card lock?

Tom Schmidt: There will probably be 1 full time employee and a couple of part time employees.

Leslie Price: Will the lights be on 24-7?

Tom Schmidt: Yes, but at the other card locks they place the lights so they are shining into the card lock not out.

Stephanie Harpur: Is there a real need for a card lock in Midway?

Lorne Esselink: Feel that there is because Cool Creek already has a number of customers they deliver to. Hopefully with having a card lock here clients will choose to use it instead of having fuel delivered.

Tom Schmidt: It will be beneficial in cases of emergencies such as the 2015 fires when they had to deliver quite a bit of fuel to the forestry when they were set up in Midway.

Stephanie Harpur: Will Cool Creek pay for the fixing of road and any safety issues that will arise from the traffic coming off the Highway or onto Beamish St and 12th Ave?

Lorne Esselink: Cool Creek has paid to fix roads in other communities.

Judy Willsey: How big are the tanks that are going in?

Tom Schmidt: There will be 2 – 75,000 litre tanks and 1 – 35,000 litre split tank.

Gladys Brown: How is this even acceptable when the land is in the ALR and zoned residential?

CAO Feist: The land is not in the ALR and it is zone light industrial and a card lock is a permit business in light industrial.

Leanne McLaren: How often will the tanks be refueled?

Lorne Esselink: Every couple of weeks and it will take about an hour to fill the tanks. Just like any other fuel station.

Paul Steer: Has there been any investigation done regarding environmental concerns from when the CPR was there?

Lorne Esselink: Soil samples have been taken from a number of areas on the property from 10-12 feet down and sent to be analyzed. While the soil samples were being taken it was noticed that the sand looked clean and there was no odor that is usually associated with contaminated soil.

Leslie Price: How would it affect the Village's sewer system if Cool Creek hooks into it?

Foreman Boltz: It won't because the only thing that would be going into the sewer system would be water. They will have a water separator just like all commercial business are supposed to have.

Jackie Brown: What about the decrease on property values with houses that are surrounding the card lock?

Tom Schmidt: Don't really know about property values.

Christine Hinks: Is there not an issue with the power poles on 12th Ave and would the Village have to incur any costs to have the poles moved?

Foreman Boltz: The poles are smack dab in the middle of Village right away.

CAO Feist: If it comes down to it and changes need to be made there will be no costs incurred to the residents.

Chris Danyluk: What about local small business i.e. The Spot? This is going to affect them.

Lorne Esselink: AFD is a larger company than Cool Creek.

Shawn Bailey: How big in size are the tanks? Not litre wise but actual size.

Tom Schmidt: They will be about the same size as the tanks at The Spot.

Norm Ohlhausen: Will the pricing on fuel be better at the card lock?

Lorne Esselink: Pricing is usually a little cheaper, but Cool Creek is not going after the individual market they are looking at more the commercial market.

Bob Lyons: Will Cool Creek be able to supply the Village of Midway with proof of insurance if the company goes bankrupt or has a spill?

Lorne Esselink: Yes, if the Village requires it.

Jackie Brown: What is Cool Creek going to do to curtail noise, lights and fumes?

Lorne Esselink: Always try to angle the lights in towards the card lock not out towards the residential area.

Shawn Bailey: What is Cool Creek going to do about making sure trucks don't turn left coming out of the card lock so they don't go down 13th Ave?

Lorne Esselink: No left turn signs can be put up as well as barriers placed so they can't turn left.

Chris Danyluk: How many tanks does Cool Creek have throughout Midway right now at private residents?

Tom Schmidt: There are about 10 Cool Creek tanks throughout Midway right now.

Bob Lyons: What kind of fencing is usually used?

Lorne Esselink: Chain link fencing is usually used but can look at installing something else that might help cut down the lights and noise.

Leanne McLaren: Cool Creek is willing to look at other properties in Midway that could and would be a better location for a card lock, lets help them find one.

CAO Feist: Something else to consider is the fact that 12th Ave is very narrow. What is going to happen when there are trucks turning in and out and there are residents walking or driving down it.

Shawn Bailey: What is the time line Cool Creek has before the sale goes through?

Lorne Esselink: About a week and a half.

Moved Councillor Grouette that the meeting be adjourned at 17:24 hours.

MAYOR

CAO