

TOWN OF SMITHERS

Minutes of the Committee of the Whole Meeting of Council held in Council Chambers, 1027 Aldous Street, Smithers, B.C., on Thursday, January 7, 2010, at 12:00 p.m.

Council Present:

Cress Farrow, Mayor
Norm Adomeit, Councillor
Mark Bandstra, Councillor
Lorne Benson, Councillor
Jo Ann Groves, Councillor
Charlie Northrup, Councillor
Frank Wray, Councillor.

Guests:

Ministry of Transportation and Infrastructure (MoTI)

Shanna Mason, Director, Northern Region
Mike Lorimer, Regional Director, Bulkley Stikine District

Regional District of Bulkley-Nechako
Stoney Stoltenberg, Director, Area 'A'.

Staff Present:

Deborah Sargent, Chief Administrative Officer
Mark Allen, Director of Development Services (1:08 p.m.)
Wilf Taekema, Director of Works and Operations
Janice McKay and Penny Goodacre, Recording Secretaries.

Staff Excused:

Susan Bassett, Director of Corporate Services
Leslie Ford, Director of Finance
Andrew Hillaby, Director of Recreation, Parks and Culture
Keith Stecko, Fire Chief
Kelly Zacharias, Airport Manager/Deputy Fire Chief.

Media Present: K. Koppitz, CFTK-TV, and R. Schierer, The Interior News.

Prior to the meeting a tour was conducted which included the sites listed on the agenda.

1. **CALL TO ORDER**

Mayor Farrow called the meeting to order (12:20 p.m).

2-1 **CORRESPONDENCE/REPORTS**

a) Footprint at Transfer Station

Mayor Farrow introduced S. Stoltenberg, Director of Regional District of Bulkley-Nechako Rural Area 'A' and gave a brief history of recycling in the area. He advised that the next two to three years should see much progress. Currently, the Town of Smithers has a lease with the Regional District.

It was suggested that two acres would be sufficient for a new recycling facility adjacent to the transfer station and that some of the good-quality aggregate could be pushed off to the side for future footprint development.

S. Mason advised that there should not be a problem accommodating the request in terms of land use, 'the mechanism' must be determined, and the MoTI must deal with other agencies, especially the Integrated Land Management Bureau.

The Regional District of Bulkley-Nechako will file an application for the land. S. Stoltenberg and M. Lorimer will meet to ensure that the application includes specific boundaries.

b) Barricades by Riverside Golf Course

It was noted that this has not been identified as a high priority cost wise and that reflective strips and/or rumble strips along that portion of highway would be beneficial in accident prevention.

c) Rosenthal Road/Tenth Avenue

There was discussion regarding problems in the Rosenthal Road/Tenth Avenue area and how maintenance issues should be addressed.

It was reported that the hill, at the end of Tenth Avenue, is sloughing. S. Stoltenberg noted that it is a moist hill that remains wet all summer long, partly from water travelling from Columbia Street. Ice jams and flooding could seriously impact access to properties.

S. Mason advised that there are both short-term and long-term issues. Regarding dust at the top of the hill, she recommended Council consider hard surface or dust suppression measures to the last house. With regard to flooding, she recommended Council monitor the course of the river and identify potential erosion sites. As an option for hard surfacing, Council suggested using recycled pavement from the Highway 16 resurfacing project, and perhaps a local improvement process. M. Lorimer suggested Council consider using the services of the sealcoat contractor hired annually by MoTI to do work in the area. As a cost savings to the Town, S. Mason offered to tender work to be undertaken within municipal boundaries when MoTI does its tendering.

Council expressed disappointment in MoTI's suggestion regarding the dust issue, as only one Town resident lives beyond the paved road.

It was agreed that the possibility of an alternate route in the future may be required. Mayor Farrow recommended that MoTI begin to address this in its planning process. S. Mason advised that if the current access becomes unusable, all options would have to be explored and that MoTI must prioritize projects across the entire region it serves, and at this time there are much higher priority areas of Highway 16 that are subject to erosion.

d) Highway 16 Resurfacing Project - Toronto Street to the Lake Kathlyn west access

M. Lorimer advised that the resurfacing project will begin this summer and that widened, paved shoulders will be included to facilitate bicyclists and pedestrians. The completion date is March 31, 2011. He noted that this work does not preclude future intersection improvements, as recommended in the 2004 corridor study, or the future creation of left-turn lanes. Regarding the airport curve, it will require excavation to rebuild the base before it is paved. The contractors choose from gravel pit options identified by MoTI. The narrow section where the trail crosses the highway at Chicken Creek will be addressed.

Council voiced concerns regarding egresses to Lake Kathlyn and suggested that MoTI make it clear to the public that MoTI is not forgetting about the intersections and other future improvements. The proposed crosswalk at Watson's Landing will not be addressed in the resurfacing project.

Mayor Farrow invited M. Lorimer to be a delegation to Council on a twice-yearly basis to update Council on MoTI initiatives.

S. Stoltenberg advised M. Lorimer of issues regarding Miller Road and Skillhorn Road. M. Lorimer advised that the Village of Telkwa put in a proposal regarding maintenance of Skillhorn Road and that he would review it and discuss the matter with S. Stoltenberg.

e) Anderson Road Development as access to Dohler Flats

Council emphasized that it is important for MoTI to include this item in its long-term plans.

Councillor Adomeit left for the duration of the meeting (12:55 p.m.).

Benson/

THAT the following be received: a) the letter dated October 16, 2009, from Mayor Farrow to Minister S. Bond regarding Highway 16 Repaving and Reconstruction (0400-20); and b) Report DEV 09-86 dated November 30, 2009, from M. Allen, Director of Development Services, regarding Rosenthal Road Dust (5400-25).

CARRIED UNANIMOUSLY.

M. Allen, Director of Development Services, joined the meeting (1:08 p.m.)

2-2 Library Project

It was noted the existing library is 2 x 4 construction, it has 100-amp service, and mould treatment is not included in the budget. Mayor Farrow emphasized that maintaining Town-owned buildings to public use standards is too expensive.

The discussion turned to whether or not the new library design was affordable. Councillor Wray reminded Council that the Library Board followed Council's direction by incorporating green standards, so that the new library would not cost any more to run. He added that the Board is confident that it can raise the necessary funding and that park and sidewalk upgrades can be dealt with at a future date.

(J. McKay left the meeting and P. Goodacre assumed the role of Recording Secretary 1:25 p.m.).

Council compared the current development projects of Heartstrings and Northwest Community College with the proposed Library Project. It was stated the reason the costs associated with the larger Heartstrings development were lower than the proposed Library project is due to the fact that Heartstrings is not

a public owned building. Public owned buildings have a different set of building standards than a private building. Council granted the Northwest Community College a parking variance. Perhaps this can be done for the new Library as well.

Is the Library Board responsible for the costs to remediate or demolish the old library building? The Library Board is solely responsible for fundraising money for this project. Are corporate sponsors willing to donate to the project if their donation was used to remediate the old building, for example, replacing the moldy sand in the crawl space?

It was commented that the Town's past practice has been to build up their Vehicle Replacement Reserve funds and neglected the building maintenance and repair. As a result of this, the Old Town Hall was not being repaired to the point that the only option available was to replace the entire building. It was suggested that Council should concentrate more funds into a Building Maintenance and Repair Reserve fund to maintain all existing buildings and they should look at budgeting \$43,000 to fix the old library building.

Recently, private citizens have purchased older buildings around the Town and have spent the money required to renovate and upgrade them. These buildings are now generating revenue. An example is the old Smithers Hotel being renovated into the Fitness Northwest Gym. The same thing could happen with the old library building. It can be renovated and used to generate revenue.

Council agreed that the library building project should be completed to the same standards that are expected with any other developer in town, for example, installing landscaping, storm drains, paved alleys, paved parking, lighting, etc.

At the end of the day, Council wants a library that best suits the needs of the community. Council needs to clarify what is required to be completed with the development of the project, the existing library building, the park space and to clarify what the Town and Library Board are each responsible for.

Council agreed that they support the Library Board in their fundraising efforts to raise \$4.5 million for the project. It was emphasized that Council is not willing to provide one third of the grant funding for the project. Without funding the project will not move forward.

Council needs to answer the following questions: a) what is to be done with the Cenotaph; b) what is to be done with the old library building; c) who is responsible to pay for the park development; d) how much parking is required for the area; and e) is the proposed building too large for the current needs of the community.

It was suggested that Council consider placing the new library on the Kratz property once the land transfer is finalized. The response was this is not an option at this time.

It was questioned if the Veteran's Peace Park property is large enough to keep the old building, develop the new building and keep the cenotaph. The Legion has indicated that they are not willing to support the project if both buildings are located on the property. Council discussed the possibility of relocating the Cenotaph from Veteran's Peace Park and placing it in a prominent location in the community to recognize our Canadian soldiers, both past and present. The costs associated with relocating the Cenotaph would be the same if it were moved five feet or one thousand feet. Council needs to identify the best location for the Cenotaph in the community, whether it remains in Veteran's Peace Park or is moved elsewhere.

Both Council and the Library Board have indicated their desire to see a list of what is expected in the development of the project, costs associated with it, and who is responsible for what.

Motion:

Bandstra/

THAT Council require the Smithers Public Library Board be responsible for the additional costs associated with the development standards (example: sidewalks, paved parking, lighting, storm drain, as stated in the bylaws);

AND THAT the Library Board be responsible for the costs associated with the relocation of the Cenotaph for the project;

AND THAT the park be left as a grass field;

AND THAT Council's contribution not exceed \$100,000 for one third of the extras;

AND THAT Staff determine all the associated costs for the completed project for the purpose of grant requests.

CARRIED UNANIMOUSLY.

Council agreed to discuss the future of the old library building during the budget deliberations and to discuss the entire inventory of Town owned buildings. D. Sargent, Chief Administrative Officer, replied that L. Ford, Director of Finance, has prepared a report for the budget meeting that lists the entire inventory of Town owned buildings, their assessments, and the amount of revenue each building generates.

M. Allen, Director of Development Services, requested clarification from Council on what costs they wanted him to report back on. Did they want the entire parcel of property with both of the buildings (old and new), if the old building remains. This would reduce the amount of green space in the park. He stated that the parking requirement would have to be calculated for both buildings. Council suggested that the corner lot of Queen Street and Alfred Avenue be developed as additional parking for the project. M. Allen replied that a parking covenant would have to be placed on the property. D. Sargent replied that Staff would provide a cost estimate of the project requirements to Council and the Library

Board. Council agreed to have the cost estimate based on both buildings being located on the property, supply all parking for both buildings on the property (based on what is required per square footage), and the relocation of the Cenotaph.

Motion:

Northrup/

THAT the Town of Smithers continue to take responsibility for the existing library building at the Town of Smithers' expense, whether it is remediated or demolished when a new library is built.

CARRIED UNANIMOUSLY

3. **OTHER BUSINESS/NEW BUSINESS**

None.

4. **ADJOURNMENT**

Groves/

THAT the meeting be adjourned (2:11 p.m.).

CARRIED UNANIMOUSLY.

Certified Correct:

Cress Farrow
Mayor

Deborah Sargent
Corporate Administrator/CAO

SB/jm

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Certified a True and Correct Copy of the Minutes of the Committee of the Whole meeting held on Thursday, January 7, 2010, at 12:00 p.m. in Council Chambers at 1027 Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator/CAO