

TOWN OF SMITHERS

Minutes of the Committee of the Whole Meeting of Council held in Council Chambers, 1027 Aldous Street, Smithers, B.C., on Tuesday, March 9, 2010, at 6:45 p.m.

Council Present:

Cress Farrow, Mayor
Norm Adomeit, Councillor
Charlie Northrup, Councillor
Frank Wray, Councillor.

Council Excused:

Mark Bandstra, Councillor
Lorne Benson, Councillor
Jo Ann Groves, Councillor

Invited Guests:

Ruth Mintz
Matt Monkman.

Staff Present:

Deborah Sargent, Chief Administrative Officer
Leslie Ford, Director of Finance
Mark Allen, Director of Development Services
Andrew Hillaby, Director of Recreation, Parks and Culture
Wilf Taekema, Director of Works and Operations
Penny Goodacre, Recording Secretary.

Staff Excused:

Susan Bassett, Director of Corporate Services
Keith Stecko, Fire Chief
Patricia Berg, Airport Manager.

Media Present: R. Schierer, Interior News.

1. **CALL TO ORDER**

Mayor Farrow called the meeting to order (6:41 p.m).

2. **CORRESPONDENCE/REPORTS**

Mayor Farrow stated that tonight's meeting is informal and that the following correspondence is used for discussion purposes:

- 2-1 Delegation request form from the Bulkley Valley Soccer Society and letter dated January 2, 2010, from R. Mintz presenting the Society's concerns regarding the lease agreement with the Town of Smithers for a clubhouse.
- 2-2 Draft Lease Agreement between the Town of Smithers and the Bulkley Valley Soccer Society.
- 2-3 Policy ADM-017 - Contracts, Leases and Agreements for Municipal Property and Services.

Discussion:

Council met with the Bulkley Valley Soccer Society to discuss the lease agreement in regards to the Bulkley Valley Soccer Society constructing, owning, maintaining and renting out a 30'x40' clubhouse located at Chandler Park.

The Bulkley Valley Soccer Society would like a storage facility, change rooms, and washrooms at Chandler Park. The proposed building would be brick and would be closed and winterized (not heated). The Society hopes to break ground in the fall 2010 and the building constructed by the beginning of the 2011 season. In the future, the Bulkley Valley Soccer Society would like to work with the Town of Smithers to install new playing fields.

The Bulkley Valley Soccer Society's concerns with the proposed lease are as

follows: a) term of the lease being only five years; b) additional charges for garbage collection; c) water and sewer charges; d) monthly written report of repair and maintenance to the building; e) the Town of Smithers not paying for rental of building; f) 90 days written notice for termination of lease; and g) future of Chandler Park.

After much discussion the following was suggested: a) term of the lease to be five years with an option of another five year renewal; b) no additional garbage collection charges to be issued at this time, the situation will be monitored and necessary changes will be made; c) the Bulkley Valley Soccer Society will be responsible for paying the water and sewer fees and a water meter will be installed; d) a written report of repair and maintenance of the building would be required semi-annually; e) the Town of Smithers would pay for rental of the building, like any other public user; f) the termination of the lease would be a "seasons" notice; and g) Chandler Park is a designated green space and any changes to that dedication would have to be decided upon by a referendum vote.

Council requested that the lease be rewritten to reflect the above for Council consideration.

Council would like to review the history of the BV Gymnastics Lease and the Smithers Curling Club Lease in regards to their termination clauses.

3. **OTHER BUSINESS/NEW BUSINESS**

None.

4. **ADJOURNMENT**

Mayor Farrow adjourned the meeting (7:27 p.m.).

Certified Correct:

Cress Farrow
Mayor

Deborah Sargent
Corporate Administrator/CAO

SB/jm/plg

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Certified a True and Correct Copy of the Minutes of the Committee of the Whole meeting held on Tuesday, March 9, 2010,

at 6:45 p.m. in Council Chambers at 1027
Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator/CAO