

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, June 15, 2010, at 6:00 p.m.

Council Present:

Norm Adomeit, Councillor
Lorne Benson, Councillor
Charlie Northrup, Councillor
Frank Wray, Councillor.

Staff Present:

Deborah Sargent, Chief Administrative Officer
Susan Bassett, Director of Corporate Services
Mark Allen, Director of Development Services
Penny Goodacre, Recording Secretary.

Council Excused:

Cress Farrow, Mayor
Jo Ann Groves, Councillor
Mark Bandstra, Councillor.

Staff Excused:

Leslie Ford, Director of Finance
Keith Stecko, Fire Chief
Andrew Hillaby, Director of Recreation, Parks and Culture
Patricia Berg, Airport Manager
Wilf Taekema, Director of Works and Operations.

Invited Guests:

Allan Cormier
Brian Edmison
James Emerton
Fergus Tomlin.

Media Present: C. Orr, Interior News.

1. **CALL TO ORDER**

Acting Mayor Northrup called the meeting to order (6:00 p.m).

Benson/Adomeit
THAT Council approves the agenda.

CARRIED UNANIMOUSLY.

2. **CORRESPONDENCE/REPORTS**

2-1.a) & b) **Central Park Building Society Lease Agreement**

Benson/Wray
THAT Council receive the following information:

2-1.a) Discussion with the Central Park Building Society.

2-1.b) Report ADM 10-048 dated May 18, 2010, from S. Bassett, Director of Corporate Services, presenting changes to the lease agreement (Vault).

CARRIED UNANIMOUSLY.

Discussion:

Council and the Central Park Building Society reviewed the proposed changes to the Central Park Building Society's Lease Agreement. The following changes were mutually agreed upon:

- a) Page 2 – Section 2.3 – error in numbering corrected.
- b) Page 3 – Section 2.3 (v) – removed “**AND will not sublet without leave**”.
- c) Page 3 – Section 2.3 (vi) – removed “**To provide the Town with a detailed written inspection and maintenance policy.**”
- d) Page 3 - Section 2.3 (vii) – amended clause to read “To provide the Town, on a **annual** basis, a written record of **structural** repair and maintenance work conducted **when over and above the normal operating maintenance.**”
- e) Page 4 – Section 2.4 – added clause “**b) The Town shall be responsible for insuring the building.**”
- f) Page 5 – Section 4.1 (b) – deleted the word ‘**recommendations**’
- g) Page 6 – Section 4.6 (a) – reduced minimum liability coverage to \$2,000,000.
- h) Page 7 – Section 4.6 (e) – amended the clause to read “Central Park Building Society shall be responsible for **general liability insurance**, at its own expense, for the building and all of its own possessions at or on the leased premises.”
- i) Page 7 – Section 4.9 – clause added

The Central Park Building Society invited Council to tour the Central Park Building to inspect the newly installed heating system.

2-2 Paving Cost Policy

- 2-2.a) Adomeit/Benson
THAT Report DEV 10-051 dated June 8, 2010, from M. Allen, Director of Development Services, regarding Town Policy and Development Permits, be received (3020-01).

CARRIED UNANIMOUSLY.

Discussion:

Council reviewed Policy #DEV-003, Local Area Service Charges, regarding lane paving and how it relates to Development Permits.

A Local Area Service project is for existing development to conduct “off-site” capital works, such as paving gravel lanes and roads, or building new sidewalks; and excludes Development Permits, Subdivisions and Boundary Expansions. The Town of Smithers cost shares with the adjacent property owners to upgrade the infrastructure.

A Development Permit is for a new development, and must comply with all the bylaws of the Town of Smithers, including adherence to Town infrastructure standards, at the Developer’s expense.

A Development Cost Charge bylaw allows a developer to pay their portion of “off-site” improvements based on the state of the local infrastructure relative to the development. The funds collected are then used for future municipal infrastructure upgrades.

A Council Initiated Local Area Service Project provides direction for the Town to proceed with acquiring the adjacent property owners’ 50% approval for the project. A Council Initiated Local Area Service Project can be brought forward at any time from Council.

2-2.b)

Wray/Adomeit

THAT Report DEV 10-052 dated June 8, 2010, from M. Allen, Director of Development Services, regarding lane paving costs, be received (5400-06).

CARRIED UNANIMOUSLY.

Discussion:

Upon further investigation, it was determined that the laneway was completely paved behind 3860 First Avenue (Quality Appliances), thus reducing the Area #1 estimate of 190 square metres of laneway to be paved. It is estimated that the cost for paving the reduced Area #1 would be approximately \$7,500.

Area #2 located at 3839 Second Avenue (Bill and Kathy Graham) and Area #3 located at 3840 First Avenue (Royal Canadian Legion), 3838 First Avenue (parking lot), and 3825 Second Avenue (Smithers Electric) has in the past had water drainage issues.

Adomeit/Wray

THAT Council approve a Council Initiated Local Area Service Project to pave the Reduced Area #1 Laneway; which includes 3847 Second Avenue (Hairs to You), 3852 First Avenue (Rayz Board Shop), and half of 3855 Second Avenue (BC Web), for an estimated cost of \$7,500, with funds from the Utility Operating Surplus.

CARRIED UNANIMOUSLY.

3.

OTHER BUSINESS/NEW BUSINESS

None.

4. **ADJOURNMENT**

Benson/Adomeit
THAT the meeting be adjourned (7:33 p.m.).

CARRIED UNANIMOUSLY.

Certified Correct:

Charlie Northrup
Acting 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, June 15 2010, at 6:00 p.m. in Council Chambers at 1027 Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator/CAO