



RECEIVED. **BE IT FURTHER RESOLVED THAT THE REPORT BE RECEIVED AND COUNCIL REFERS ANY ISSUES FOR FURTHER DISCUSSION.**

CARRIED.

*Councillor Robert voted against the motion.*

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**OPERATIONAL DISCUSSION & PRESENTATIONS BY STAFF:**

**a) Management Staff's Presentation – Community Centre**

Via a power point presentation, Management Staff, with the assistance of Chris Fairbanks of Fairbanks Architects, presented the plans for the proposed Community Centre. The City Manager Provided an overview of the proposed Community Centre outlining the Community Centre Objectives, including community functions, community values and economic viability. He outlined that the facility is not intended to be a recreational or athletic facility. He went on to provide the intended benefits of the facility stating it will complement the existing facilities, will provide savings in operation costs, will provide a commercial kitchen, will attract new business functions and community events.

Architect Chris Fairbanks of Fairbanks Architects of Nelson, B. C., presented a slide showing the Artist's Concept of the new facility. Mr. Fairbanks spoke to the slide outlining the overview site plan. He went into more detail by presenting the site location and floor plan, advising that access to the facility is planned to be from 19<sup>th</sup> Street. He advised that the Curling rink would be connected by a covered walkway. Mr. Fairbanks stated that facility is planned to be connected to the pool and the arena to take advantage of utilizing excess energy from one facility in another facility. He spoke to a detailed floor plan, outlining the location of the commercial kitchen and the main hall, which will have the capability of being separated into four smaller rooms. He outlined that the facility is proposed to be a LEED certified building.

Public Comments:

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Harold Funk of Yale Crescent

In response to an inquiry of a plan for basement in the facility to house young peoples activities, the Architect advised that a basement could be accommodated however it is not anticipated at this time.

George Longden of Area D

Stated that as a Volunteer for the Community Christmas Dinner Committee, he is aware of the need for storage for community group materials, and further inquired if that would be possible in this proposed facility. The Architect responded that there is 1200 square feet of storage space, which could accommodate other groups.

Councillor Robert stated that the proposed facility will not just be for conventions and forums but is intended to be part of the everyday life in Grand Forks. He stated that the facility has the capability of being divided in four smaller rooms, making it a multi-use facility.

Steve Maskall of Valley Heights

Spoke to the location, stating that the committee earlier this year had a consensus to build the facility next to Dick Bartlett Park. He stated that the City may need to consider a new arena in the future, and questioned the intended design to construct the new facility attached to an older building. On a comment about the pool impacting the facility, the Architect pointed out that the pool will be separated from the main community hall by a concourse area. In response to a question about parking the Architect advised that 160 parking stalls will be accommodated on site with overflow parking accommodated next to Dick Bartlett Park. Mr. Maskall stated that in his opinion the intended parking will not be enough.

Dalton Gagne of Landowne Crescent

Expressed concern about cost and inquired if referendum would be held. The City Manager suggested that more work needs to be done before the decision is made to go to referendum.

Mayor Krog

Advised that this is a preliminary presentation. He advised that financial status of the project has not been determined nor has it been determined whether the City will be able to get grants for the project.

Dann Lebedoff of 22<sup>nd</sup> Street

Suggested that a referendum needs to be held on the location of the community centre.

Yvonne Konar

Complimented Council on the background work done to date on the project. She inquired if there would be an opportunity for a stage situation. The Architect stated that the acoustics will be able to accommodate this, suggesting that a portable stage could be partnered with the school district, to be used at many different venues.

Mary Robbins of Vanness Way:

Stated that the proposal only includes a commercial kitchen and a big hall. The Architect suggested there is no provision for a special space for any one special interest group such as youth.

Stated that the decision to locate the facility was the sole decision of Council based on the information received on using excess energy from the existing facilities. He advised that although the building is focused on meeting and conventions, it is fully adaptable.

Dan Wolkosky of the North Fork

He inquired as to how a number of proposed users, including the Fall Fair, will be accommodated. The City Manager stated the facility is designed to complement the existing youth facilities, as well as the holding of arts and crafts sales. The Architect advised that seasonal displays could be set up in the concourse area.

Jock MacKay

Inquired if this would be for the outlining areas as well, stating that the presentation is focusing on Grand Forks. The Mayor stated that the Grand Forks community is inclusive, including the greater Grand Forks area. He stated that the facility is proposed to be versatile.

Councillor Chris Moslin

He advised that the concept of the Community Hall raged through the election. He outlined that Council has determined to focus on a community centre, rather than just a hall by locating it in the area proposed.

Louise Heck of Val Mar

She stated that plan looked good, but advised that the proposed facility should have a basement, as it is easier to accommodate now rather than sometime in the future, like the energy saving concept.

Clare Redding

Inquired if there had been any thought to replacing the arena, which is, now past it's useful life. He stated that insurance may be an issue if we put the new facility attached to two older facilities. The Architect explained that the new facility is separated from the arena and the pool by a firewall and a contains a sprinkler system.

Sylvia Treptow of 21<sup>st</sup> street

Inquired as to the fire situation in the new facility. The Architect stated that all facilities are separated by the 2-hour firewall.

Bill Faminoff:

Stated he is the former owner of the Yale hotel, which prior to being destroyed by fire had seating for 250 people, and even then there were times that his was not adequate. Mr. Faminoff complimented Council on their view of the big picture, in planning this new facility.

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An individual inquired as to how this would work administratively so as to maximize it's potential. The City Manager stated that services would be consolidated in consultation with the Regional District. He advised that the facility must operate as a consolidated service in order to minimize the

staffing. The Architect advised that the plan of the facility relies heavily on the concept of utilizing the same Staff to administer all three facilities.

Ann Hays on 73<sup>rd</sup> Avenue

States that she does not like the aesthetic look of the building as it has no heritage theme. She also stated that she is not satisfied with the parking plan, stating the plan is short on parking. She stated that there is no mention of how to soften the look of parking lot and box type building. She brought forward the matter of accommodations for small conventions. The City Manager, stated that when you have major events, you don't hold conventions at the same time. As to the inquiry for parking he stated that Council is working with BC Transit for a public transit system.

Lorraine Redding

Stated that the location is terrible, but added that she liked the facility concept. She inquired as to where would we put the fall fair. The City Manager explained the concept of the multi-use facility.

George Longden

He referred to the overview site plan stating that there is no mention of the parking available at the curling rink. The Architect advised that right now there is approx 100 spots, and with the proposed new facility there would be 160 spaces not counting the planned overflow parking.

Dave Milton

He complimented Council on work done to date. He inquired if current staffing levels have the expertise to coordinate trade shows and run the facility. The City Manager advised that generally existing staff would be consulted and considered to run the facility. He added that the City would provide what further training would be required.

Laura Lodder:

Inquired if an Emergency Operation Centre could be accommodated in the new facility and further inquired if there are plans for a patio. She stated that she felt that it would be better at the end of Dick Bartlett Park. The Architect stated that during the design process there was some discussion on the pros and cons of each location and the current location was chosen. For cost effectiveness, locating it next to DBP would have to be a smaller facility for the same price. He further added that there would be additional costs to locate the facility west of Dick Bartlett Park as utilities would have to be extended. The current plan does not anticipate having to extend utilities.

Bob Smith on 11<sup>th</sup> Street

Stated that previously the location had been designated west of Angus MacDonald Park on a 21-acre site. He cited other problems with the planned site, including fire access. He stated that the facility plan should be forwarded to a referendum.

Moving on to the financial part of the presentation, the City Manager outlined the Building Capital Cost Estimates, including site development, sub structure, electrical, mechanical, slab on grade, exterior envelope, interior, food services, construction market volatility as market is changing

rapidly in the BC economy at this time, and additional parking. The City Manager went on to discuss the estimated building operation costs at approximately \$100,000 per year. He outlined the proposed way to fund the project. He stated we have existing cash of \$1 million, \$1 million in community bonds, corporate donations, green energy grants, rural infrastructure funding, Olympic live sites grant already approved, property tax borrowing, for a total maximum cost of \$8 million. He went on to explain the Community Bond program, which would be administered by the Municipal Finance Authority.

He presented slides outlining what the facility would cost the individual taxpayer, under different scenarios, with participation from Area D, and with no participation from Area D. He concluded by summarizing the project status. He stated the plan is to bring the project to grant stage, apply for the grants, and wait for grant result in early 2007.

The Mayor stated that the proposed plan looks at building the facility for tomorrow's needs.

Sylvia Treptow of 21<sup>st</sup> Street

Inquired as to availability of the facility to ordinary people, stating that normally these kinds of spaces can be costly for family events. The City Manager stated that there would be reasonable rates.

Steve Maskall

Inquired if there would be applications made for federal and provincial grants over and above the already approved Olympic Live Sites funding. The City Manager stated that the City intends to make application for 4.5 million dollar in grants.

Tara Nicholson of Darcy Road

Complimented Council on the planned utilization of space of the proposed facility.

Jock MacKay

Inquired if the deadline for grants is January 31, what about the referendum. The City Manager stated that we should see how the provincial and federal governments will deal with the project and what support they are willing to provide. He stated that we must have very good outline of the project, and a council resolution committing that they are prepared to follow through if the grant is approved.

The Gazette

Residents may expect their property values to increase due to the facility being located in the community. The Mayor advised that it will draw people and may increase property values. He added that there is definitely an advantage to attracting people to Grand Forks.

Ray Hanson 1841 78<sup>th</sup> Street

He liked the proposed location, the design, and the financial plan. He congratulated Council on their unified position.

Ann Hays on 73<sup>rd</sup> Avenue

Stated that she heard Bob Smith bring into focus that there is 21 acres available. Suggested that this should be considered as it could be incorporated with green space and gardens. Suggested that maybe Council should have broader vision.

Laura Lodder

Again brought forward the matter of location, suggesting that the 21 acre site had been designated for a Community Centre many years back when it was determined that the site would accommodate the Fall Fair.

Steve Maskall

He suggested that at least 10% should be in parks and green space. He further suggested that the space west of Dick Bartlett Park could be developed as a community centre complete with gardens. He advised that the arena will have to be replaced shortly as it is approx 50 years old and it is too small.

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**b) Management Staff's Presentation – 2007 – 2011 Financial Plan**

Via a power point presentation, City Treasurer Dan Zabinsky, presented an overview of the proposed 2007 – 2011 Financial Plan. The Mayor advised that early in their term Council set a strategic plan, and believes that it is now into the implementation phase of the plan. The Treasurer suggested that he would leave time at the end of the presentation for questions, due to the hour. He advised that every year Council and Management Staff sit down and identify priorities and services that need to be included in the financial plan. The plan for 2007 – 2011 is an aggressive plan. He referred to the concept plans displayed on the walls for the public to view. He stated that finances are allocated by the priority of service.

He reviewed the components of the plan and the cash position of the City. He further outlined who pays property taxes, fees and charges. He outlined the planned major projects. The City Manager advised that there will be plans available in the future, for some projects such as the Town Square Project. He went on to discuss the trail walkway programs, stating that there would be more detailed plans available at a later date. He commented on the plans for a Town Square Project, stating that there is funding available from the Province to construct a Town Square Project in time for celebrating August 8, 2008 the 150<sup>th</sup> Birthday of the province.

Dave Milton

Congratulated Council on their forethought and financial plan.

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Steve Maskall

Thanked Council for the Christmas lighting on 3<sup>rd</sup> Street.

Sylvia Hayes of 21<sup>st</sup> Street

Thanked Council for the idea of a Town Square. Suggested that a heritage them be encouraged.

Steve Maskall

Deer Population, suggested a transfer of deer up north fork in order to deal with the deer population in Grand Forks. The City Manager advised that the municipality does not have the authority to touch the deer.

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**ADJOURNMENT:**

MOTION: SHKRABUIK

**RESOLVED THAT THIS PRIMARY COMMITTEE MEETING BE ADJOURNED AT 9:29 P.M.**

CARRIED.

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**CERTIFIED CORRECT:**

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MAYOR NEIL KROG

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CITY CLERK – LYNNE BURCH