

***MINUTES OF THE SPECIAL COUNCIL MEETING
HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON
THURSDAY, MARCH 9, 2017 AT 12:00 P.M.***

Mayor C. Leclerc presided. Councillors present were S. Bujtas, L. Christiansen (entered at 12:05 p.m.), J. Cordeiro, B. Downie, and M. Prevost. S. Tyers was absent. Also in attendance were H. Avison, Chief Administrative Officer, C. Didier, Director of Leisure Services, P. Proteau, Financial Administrator, R. Schibli, Director of Public Works. D. Block, Director of Development Services (entered at 12:05 p.m.), B. Doddridge, Communications and Business Development Intern, A. Thompson, Clerk, and L. Wilson, Executive Assistant.

Representing the Regional District was J. McCallum-Miller, Director, Electoral Area E, and B. Marcellin, Administrator.

SPECIAL MEETING:

Mayor Leclerc advised that Council agendas and minutes are available for viewing on the City's home page at www.terrace.ca, Council meetings are webcast on the City's website, and the past minutes have been archived.

SPECIAL REPORTS:

***Director of Leisure Services,
Terrace Aquatic Centre
Renewal Project Update***

The Director of Leisure Services shared a PowerPoint presentation with Council. The Terrace Aquatic Centre Renewal Project has been in the works for a year. The UBCM Gas Tax Strategic Priorities funding that was announced for the City in 2016 has enabled us to combine two maintenance-related projects valued at \$2,900,000, and already included in the City's 5-year Financial Plan, into one larger project that will see a full upgrade of the facility.

The project scope has changed since the Gas Tax funding application was submitted. The changes came as a result of comments received at the open house held on the proposed upgrades, and on feedback received during the public consultation for the Parks and Recreation Master Plan. Council approved the alternative design in September 2016 that included increased water depth and water volume in the Leisure pool as well as the inclusion of a lazy river with spray features. It also included an

increase in size of the fitness room. The estimated cost of the enhanced project at that time was \$7,007,590 based on a Class C estimate.

Actual cost for the project today, including construction, contingency, professional fees, and soft costs, is \$8,237,844. Negotiations are still underway with the low bidder on the contract to realize some savings for the tiling and mechanical components of the contract.

The cost breakdown is as follows:

- \$6,850,000 – estimate for construction;*
- \$548,000 – contingency (8%);*
- \$499,644 – professional fees; and*
- \$340,200 – soft costs.*

In addition to the upgrade, Staff asked Council to consider an upgrade to the parking lot and exterior lighting for the Terrace Aquatic Centre at an estimated cost of \$400,000. Council was also asked to consider additional energy-efficient lighting upgrades beyond what is currently included in the contract, at an estimated cost of \$200,000.

In addition to the grant funding received to date, borrowing of up to \$4 million will be required in order to achieve the full project. The City does have a commitment of some funding from the Northern Development Initiative Trust and staff are continuing to pursue grants for some of the accessibility and energy efficient components of the project.

Questions were asked about the cost of borrowing, what term we would look at etc. The Financial Administrator explained that we have done some initial calculations and there are a number of options on how we can structure the borrowing. The Regional District of Kitimat-Stikine will be discussing their commitment, if any, to contributing to the debt repayment for this loan at their meeting on March 24. Once we have that decision staff will come back to Council with options to consider.

The improvements to the parking area and energy-efficient lighting upgrades were discussed and there was strong support for doing this work in conjunction with the Terrace Aquatic Centre Renewal Project.

(No. 090)

MOVED/SECONDED that the City of Terrace approve awarding the contract for the Terrace Aquatic Centre Renewal Project to the lowest bidder, Viking Construction.

Carried Unanimously.

(No. 091)

MOVED/SECONDED that Administration be authorized to proceed with initiating the borrowing process for up to \$4,000,000 for this project.

Carried Unanimously.

**QUESTIONS/COMMENTS
FROM THE MEDIA &
AUDIENCE:**

There were two questions from the Media and one question from the Audience.

ADJOURNMENT

MOVED/SECONDED that the March 9, 2017 Special Meeting of Council be now adjourned.

(No. 092)

Carried Unanimously.

The meeting adjourned 12:30 p.m.

CERTIFIED CORRECT:

Mayor

Clerk