

**VILLAGE OF PEMBERTON  
-COMMITTEE OF THE WHOLE MEETING MINUTES-**

**Minutes** for the **Committee of the Whole** of Council of the Village of Pemberton held Tuesday, May 20, 2014 at 1:00 p.m. in the Council Chambers, 1350 Aster Street. This is Meeting No. 116.

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**ATTENDING:** Acting Mayor Alan LeBlanc  
Councillor Ted Craddock  
Councillor James Linklater  
Councillor Mike Richman

**STAFF:** Caroline Lamont, Manager of Development Service/A/CAO  
Sheena Fraser, Manager of Administrative Services & Corporate Officer  
Nikki Gilmore, Manager of Finance  
Jen Kirk, Communications Coordinator  
Jill Brooksbank, Communications Coordinator

**Public:** 13

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**1. CALL TO ORDER**

At 1:00 p.m. Acting Mayor LeBlanc called the May 20, 2014 Committee of Whole meeting to order.

**2. APPROVAL OF AGENDA**

Moved/Seconded

**THAT** the agenda be approved as presented.

**CARRIED**

**3. DELEGATION**

**a) Sunstone Ridge Developments** – Nyal Wilcox, Neil Colquhoun, Cam McIvor and Peter Merrill regarding the involvement of Sunstone and The Hill Academy in the proposed Multi-Sport Recreation Centre project.

Nyal Wilcox requested that the discussion be deferred until after the staff presentation on recreation scheduled for later in the meeting.

The Committee agreed to the request.

#### **4. SOUTH CHILCOTIN MOUNTAINS PARK AND BIG CREEK PARK MANAGEMENT PLAN**

Caroline Lamont, Manager of Development Services, introduced the South Chilcotin Mountains Park and Big Creek Park Management Plan noting that this is an important area for horseback riding, mountain biking and hiking. Many Pemberton residents enjoy this area, while recreationalists stop in Pemberton en route to the Chilcotin area.

Staff will refer the Management Plan to interested community groups and advise them of the deadline to comment on the provincial management plan.

#### **5. Multi-Sport Recreation Centre and Soccer Field Development and Supplemental Information**

Caroline Lamont, Manager of Development Services, presented the supplemental report on the proposed recreation facility, specifically addressing outstanding information raised at the last meeting. These included the following:

1. Facility Size (reduction in facility size from 3 court/surface to 2 court surface)
2. Potential Users (phased use, programmer, and 2 court limitation)
3. User Revenue (hourly rate, sport pass, tournaments and camps)
4. Partnerships (MOU with Sunstone and The Hill Academy)
5. Grant Funding (Build Canada and gas tax)
6. Taxpayer Impacts (borrowing limits and individual tax increases)
7. Capital Costs (2-court option, paving)
8. Operating Costs (Recreation Service review)
9. Soccer Field
10. Impact on Pemberton Community Centre

Discussion also took place respecting the following:

- Risks associated with the cost of the facility and the debt that will be incurred
- Revenue estimates and guarantees
- Need for a commitment from The Hill Academy and Sunstone to the project
  - Would The Hill Academy guarantee a commitment to use the facility on a long term basis (10 -15 years)?
  - What would the short term (1-2 year) commitment be?
- The Hill Academy usage – what is expected and what is the commitment?
- Impacts of reducing the size of the proposed facility from 3 courts to 2 (will this still accommodate The Hill Academy needs?)
- Inclusion of a reserve within the budget to cover unexpected costs
- Commitment and type of partnerships with respect to the construction and operation of the facility

- Partnership security (need for a commitment in writing)
- Timelines (is this being pushed to meet other entities timelines)

Sunstone advised that the Village's concerns are understandable and made the following points:

- Need more information respecting the cost of construction
- The Hill Academy commitment to use of the proposed facility
- Confirmation that The Hill Academy will be opening in September 2015
- Understanding the commitments made by other user groups (have there been any?)
- Concerns that The Hill Academy will be subsidizing the facility (noting that if the recreation centre does not proceed this year, then they would build a facility on their own)
- Concerns over timelines (delays cause challenges to meet school deadlines)

Staff will bring back a report at a future meeting to address the discussion points raised.

Moved/Seconded

**THAT** the Multi-Sport Recreation Centre and Soccer Field Development and Supplemental Information report, dated May 20, 2104, be received.

**CARRIED**

It was noted that there were several members of the public in attendance and upon agreement of the Committee members the floor was opened for a Question Period.

## **6. QUESTION PERIOD**

### **Eric MacKenzie – Pique Newsmagazine**

Mr. MacKenzie enquired as to what portion of discussions might take place at an In Camera meeting.

Mr. MacKenzie was advised that any in camera discussions would have to meet with the legislation specifically Section 90 (1) of the Community Charter. If an issued does not fall within the realm of the ability for a council to go in camera the discussion will be held at an open meeting.

**Anna Helmer – 7451 Aspen Boulevard (Village of Pemberton)**

Ms. Helmer requested clarification on the calculation of user group estimates and the cap of \$200/household in tax increases and what that was based on as assessments vary, expressed concern over the numbers being provided and the cost implications to the existing community centre and noted that the timelines on this project seem to be tight.

**Joanne Molinaro – 7457 Dogwood Street (Village of Pemberton)**

Ms. Molinaro asked about the Referendum timelines, whether consideration has been given to adding to the existing community centre in lieu of building a new one and expressed concern about the impacts on taxpayer to cover the costs associated with the construction and operation of a new facility on top of increases that may be seen for water and sewer utilities in the future.

**Niki Van Kerk - 7451 Aspen Boulevard (Village of Pemberton)**

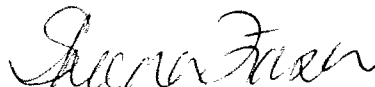
Ms. Van Kerk asked when the final numbers will be available for public review and whether or not bylaws can be repealed.

**7. ADJOURNMENT**

The Committee of the Whole was adjourned at 2:50 p.m.



Alan LeBlanc  
Acting Mayor



Sheena Fraser  
Corporate Officer