

Minutes of the **Committee of the Whole (Administration and Finance Committee – Community Amenity Contributions) Meeting** of the **DISTRICT OF MISSION** held in the Conference Room of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia, on Monday, December 10, 2012 commencing at 1:30 p.m.

Council Members Present: Mayor Ted Adlem
Councillor Dave Hensman
Councillor Jeff Jewell
Councillor Tony Luck
Councillor Larry Nundal
Councillor Nelson Tilbury

Council Members Absent: Councillor Jenny Stevens

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer
Mike Younie, Director of Development Services
Sharon Fletcher, Director of Long Range Planning and Special Projects
Maureen Sinclair, Director of Parks, Recreation & Culture
Stacey Crawford, Economic Development Officer
Kris Boland, Manager of Finance
Debi Decker, Administrative Assistant – Finance

1. CALL TO ORDER

The meeting was called to order. Councillor Luck assumed the chair.

2. ADOPTION OF AGENDA

Moved by Councillor Hensman, seconded by Councillor Tilbury, and

RESOLVED:

That the December 10, 2012, Administration and Finance Committee agenda be adopted.

CARRIED

3. NEW BUSINESS

Community Amenity Contributions

The report dated December 10, 2012, from the Director of Development Services and the Director of Long Range Planning and Special Projects was provided for the committee's information. The Director of Development Services' power point presentation was to highlight the report and to generate discussion.

The following areas were discussed:

Communication: Strong communication with residents and developers needs to be completed once the community amenity contribution process has been completed.

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DEC 10/12

Projects to be Included in the Amenity List: Downtown Square, part of the downtown revitalization plan and a Covered Artificial Turf Field.

Community Centres: Combine the senior and youth centres and create a “multi-generational centre” under Community Facilities.

Project Priorities: Priorities could change when/as third party funding becomes available, such as grant opportunities or associations who come forward with joint funding proposals.

Timelines for Building: The building of projects is not linked to a year but a population number and available funding. It was noted that for some recreational activities, they go in and out of “fashion” and this needs to be considered.

Amenity Projects: Need to calculate how many people will benefit from the amenity and how much the taxpayer is subsidizing this project – capital and operating? Prioritize projects that will support multi-use community members. Make sure that there is an actual need for an amenity (is the current facility over crowded?)

Grouping of Amenity Projects: Need to see if any amenity projects can be combined, joined, linked, i.e. incorporating an art studio within a multi-purpose space in a landscaped park.

Cost Affordability Analysis: How to collect enough money to pay for amenities (from developers and taxpayers). Build reserves for a long-term goal. Rethink the amenity – does a senior/youth centre need to be a facility or can it be an activity space?

Negotiating for Amenities: Negotiate with larger residential and/or commercial developments to incorporate smaller amenity needs within their space, i.e. including art or multi-purpose space. Or could the District add a community amenity to a project being built by a developer?

Dike Trails: Utilize Experience the Fraser trail system and funding source. The District does not own or have right-of-ways for all of the dikes within Mission.

The following items are requiring staff to investigate and report back to Council:

“Voluntary” contribution: This wording is misleading and staff are requested to revisit this wording to see if other wording could be used.

Drainage issues at the Sports Park: The Director of Parks, Recreation and Culture is working on a report to Council and is expecting to have it ready in the new year.

Funding Models: Staff were directed to investigate Penticton and Chilliwack and their recent public/private partnership and operating agreements and provide options for Mission.

Downtown Planning Charette: Staff were asked to suggest incorporating a senior or youth centre in the multi-purpose space at the upcoming charette and report back on the comments.

Covered Artificial Turf: Staff to investigate to see if a covered artificial turf could be built from the proceeds that will be generated from the project, i.e. is there a public-private partnership opportunity?

Councillor Nundal left the meeting at 5:00 pm after he made the following motion but prior to the voting on the motion took place.

Moved by Councillor Nundal, seconded by Councillor Jewell, and

RECOMMENDED:

1. That the following community amenities be further investigated through a cost / affordability analysis and be included in an updated draft Financial Contributions for Community Amenities Policy:
 - a. Dike Trail and Related Signage
 - b. District-Wide Trail System
 - c. Community/Civic Facilities
 - i. Multi-purpose space
 - ii. Multi-generational Centre
 - iii. Arts Centre
 - iv. Museum Centre
 - d. Downtown Square
 - e. Covered Artificial Turf
 - f. Mission Rotary Sports Park upgrades
 - g. Existing Park Amenities
 - h. New Sports Park
 - i. New Leisure Complex
2. That staff come back with a revised rationale to apportion community amenity costs between developers and the existing tax base;
3. That staff complete the remaining steps to complete the Financial Contributions for Community Amenities Policy, namely;
 - a. Develop a draft Financial Contributions for Community Amenities Policy for Council consideration that in part is based on the scope of community amenities and their cost estimates based on the result of Workshop #2;
 - b. Request stakeholder feedback on the draft policy; and
 - c. Council to consider feedback and adoption of draft policy, and
4. That staff provide rationale to increasing the community amenity contribution amount, incorporating market absorption, inflation, and incremental increase implications.

CARRIED

4. ADJOURNMENT


Moved by Councillor Jewell, seconded by Councillor Tilbury, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 5:07 p.m.


WALTER (TED) ADLEM
MAYOR


PAUL GIPPS
DEPUTY CHIEF ADMINISTRATIVE OFFICER