

The Special Meeting of Council was held on Thursday, June 16th, 2016 at 6:30 pm in the Council Chambers.

Present: Mayor Mapes, Deputy Mayor Jungkind, Councillors, Candow, Anderson, Dohey, Jameson, Maher & Coakwell

Staff: Scotty Edgerton – Senior Administrative Officer, Ruth Boden – Director of Finance
Earle Dumas – Director of Public Works & Planning & Ian Frankton – Director of Recreation & Community Services,

Public: Paul Bickford (Hub)

1. CALL TO ORDER:

This Meeting was called to order at 6:30pm with Mayor Mapes presiding.

2. ADOPTION OF AGENDA

#16-221

MOVED BY: CLLR ANDERSON

SECONDED BY: DEPUTY MAYOR JUNGKIND

CARRIED

3. DECLARATION OF INTEREST

Mayor Mapes declared an interest in 4b) as his business is a sub-contractor.

4. DON STEWART RECREATION CENTRE

A) FINANCIAL DISCUSSION

RECOMMENDATION:

#16-222

MOVED BY: CLLR CANDOW

SECONDED BY: CLLR ANDERSON

THAT Council approves the revised 2016 O & M Budget and the revisions recommended to the 2016 – 2020 Capital Plan.

CARRIED

BACKGROUND:

Now that we have received a competitive bid for the Don Stewart Recreation Center Project the Finance Committee met and reviewed the following items;

1) NTCL Application for Restructuring

- a. NTCL represents 6% of our total assessment and given that they are in the higher mill rate for industrial properties it will leave us short by as much as

20% of tax revenues. I am estimating total tax levy for 2016 of \$4,888,186 of which NTCL represents a tax levy of \$431,350 (9% of total levy for 2016).

- b. We also need to consider that NTCL has not paid their 2015 property taxes or lease fees for 2015 or 2016 which total \$470,747.
- c. Combined the outstanding balance after 2016 levy will be \$1,445,606. Which represent $\$1,445,606 / \$8,750,780 = 17\%$ of the 2016 operating budget.

These amounts are recoverable through tax sale if not paid by the land owner, however this process takes up to 5 years and the funds will not be available for operations during that period.

2) Don Stewart Recreation Center Project

- a. Attached is a copy of the 2016 - 2020 capital budget. It is not uncommon for Council to make changes to accommodate emergent items in the capital budget. Given the difference in the proposed final cost of the DSRC Project of \$21.3M, and the budget of \$19.2M of \$2.1M (\$1.01M of which represent GST which is rebateable) we could consider pushing out the Roads and Sidewalks project at \$1.7M until a future date. The Downtown sidewalks would need to be maintained with repairs for another couple of years.
- b. **O & M Budget 2016**
Senior Management has revised the O & M Budget for 2016 and in light of the recent NTCL restructuring, and changes to the Management By-law an overall reduction of 5% of operating expenses has been achieved without impacting service delivery. Any further cuts will require reductions in programming.

COUNCIL POLICY / STRATEGY OR GOAL:

Completing Capital Projects in a timely and cost effective manner.

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

FINANCIAL IMPLICATIONS:

Capital Budget – 2016 – 2020
O&M Budget Changes 2016

ALTERNATIVES TO RECOMMENDATIONS:

ATTACHMENTS:

Prepared by:
Ruth Boden – Director of Finance

Reviewed by:
Scotty Edgerton, SAO

Date: June 14 2016

Date: June 14 2016

- In January 2016 a Bridging Consultant, TJ Technical Services, was retained to compile RFP documents for the renovations and addition to the building which included the drawings and other information provided by Stantec.
- The RFP was issued On March 23rd 2016. Subsequently a site meeting for Proponents was held on April 06 to provide them the opportunity to field questions and concerns, and to familiarize themselves with the existing facility.
- A series of addendums were issued during the proposal period to respond to various questions and information that was received and the RFP closed on May 06, 2016.
- Three companies responded to the RFP. Proposals were received from:
 - Arcan Construction
 - Clark Builders
 - Monteith Building Group
- Both Clark Builders and Arcan Construction provided different options for the work while Monteith Building Group provided one option only, that for the work described in the RFP. These options are outlined on a spreadsheet that was provided to the evaluation committee on Monday, May 16, 2016.
- An Evaluation Committee was brought together and an extensive evaluation of the proposals received was held on May 15th. and 16th at the Town of Hay River Council Chambers. The committee members were as follows:
 - Chair Ian Frankton, Director, Recreation and Community Services
 - Technical Chair Tom Johnson, Bridging Consultant/ Technical Adviser
 - Evaluators:
 1. Mark Horton, CET, Member of Building Committee
 2. Pennie Pokiak, President, Hay River Minor Hockey
 3. Jean Soucy, Manager of Community Infrastructure & Planning, South Slave Region, MACA
 4. Olivia Lee, Manager of Asset Management, MACA
 5. Jamie Goddard, MACA
 6. Iqbal Arshad, MACA

The individuals from MACA attended the evaluation via conference call and the remaining members attended in person.

- The result of the evaluation is that Clark Builders has provided the proposal with the best value for the town. As Clark Builders has provided more than one option with their proposal, the recommendation from MACA is that the town may enter into negotiations for any of the options presented in Clark Builders proposal or any other options the town may prefer to pursue with them.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

- Business Plan: Don Stewart Recreation Centre Modernization & Expansion

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

- Acceptance Letter to Clark Builders
- Regular Meeting of Council May 30, 2016
- DSRC Plebiscite October 19, 2016
- Email from MACA
- Business Plan Report

Prepared by:

Ian Frankton
Community Services Director

Date: June 13rd, 2016

5. ADJOURNMENT

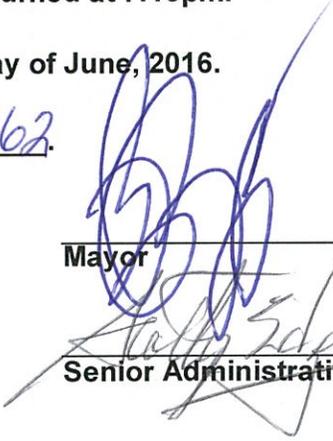
MOVED BY: CLLR CANDOW

CARRIED

That the Special meeting of Council be adjourned at 7:13pm.

Certified Correct as Recorded on the 16th day of June, 2016.

These minutes were accepted by motion # 16-262.



Mayor



Senior Administrative Officer