

TOWN OF NEWMARKET COUNCIL - EXTRACT - MONDAY, FEBRUARY 23, 2009

	REF'D TO	COPY TO		REF'D TO	COPY TO
Mayor Tony Van Bynen			Legal and Development Services, Commissioner of		
Reg. Councillor Taylor			Building & Bylaws, Dir. of		
Councillor Vegh			Planning, Dir. of		
Councillor Emanuel			Fire Chief		
Councillor Kerwin			Community Services, Commissioner of		
Councillor Woodhouse			Parks, Recreation & Culture, Dir. of		
Councillor Sponga			Public Works and Environmental Services Dir. of		
Councillor Blight			Corporate and Financial Services, Commissioner of		
Councillor Ramsarran			Town Clerk		
CAO			Communications Manager		
Human Resources			Information Systems Manager		
			Purchasing Manager		
PENDING AGENDAS: COW					
COUNCIL			OTHER:		
JCC					
Letter: File:			ORIGINAL REPORT IN DEPARTMENT BINDER	√	

**30. SPECIAL COMMITTEE OF THE WHOLE (BUDGET) – FEBRUARY 23, 2009 – ITEM 5
JOINT COMMUNITY SERVICES AND CORPORATE AND FINANCIAL SERVICES
REPORT 2009-32
EARLY BUDGET APPROVAL FOR OLD TOWN HALL RENOVATIONS**

THAT Joint Community Services and Corporate and Financial Services Report 2009- 32 dated February 18, 2009 regarding early budget approval for the Old Town Hall Renovation project be received and the following recommendations be adopted:

1. THAT approval be granted to proceed with the Old Town Hall renovation project as approved under the Building Canada Fund program at an estimated total cost including architects fees of \$5,095,863 and that this project be included in the approved 2009 Capital program;
2. AND THAT the municipal portion of the funding of the project which represents 1/3 of the total cost be funded from the Asset Replacement Fund;
3. AND THAT upon approval of the tender award, a Staff and Council Task Force be created for the implementation of the project;
4. AND THAT Staff be directed to report to Council for approval at the following project milestones:
 - a. Retaining Architect
 - b. Definition of Program for the facility and Schematic Design
 - c. Tender Award

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5. **AND THAT staff be authorized to commence with the construction of a new storm sewer system and storm sewer catch basin connections in the easterly lane of the Old Town Hall and to enter into agreements with all the adjacent benefitting property owners for these connections subject to the property owners entering into agreements to reimburse the Town for their prorated costs of all the new supporting storm sewer system services and appurtenances using existing budget allocations.**

CARRIED

5.1



TOWN OF NEWMARKET

R. Prentice, Commissioner
Community Services
rprentice@newmarket.ca

February 18, 2009

JOINT COMMUNITY SERVICES AND CORPORATE AND FINANCIAL SERVICES REPORT 2009 - 32

TO: Committee of the Whole Council
SUBJECT: Early Budget Approval for the Old Town Hall Renovations
ORIGIN: Commissioner of Community Services,
Commissioner of Corporate and Financial Services

RECOMMENDATIONS

THAT Joint Community Services and Corporate and Financial Services Report 2009- 32 dated February 18, 2009 regarding early budget approval for the Old Town Hall Renovation project be received and the following recommendation(s) be adopted:

1. THAT approval be granted to proceed with the Old Town Hall renovation project as approved under the Building Canada Fund program at an estimated total cost including architects fees of \$5,095,863 and that this project be included in the approved 2009 Capital program.
2. AND THAT the municipal portion of the funding of the project which represents 1/3 of the total cost be funded from the Asset Replacement Fund.
3. AND THAT upon approval of the tender award, a Staff and Council Task Force be created for the implementation of the project
4. AND THAT Staff be directed to report to Council for approval at the following project milestones:
 - a. Retaining Architect
 - b. Definition of Program for the facility and Schematic Design
 - c. Tender Award
5. AND THAT staff be authorized to commence with the construction of a new storm sewer system and storm sewer catch basin connections in the easterly lane of the Old Town Hall and to enter into agreements with all the adjacent benefitting property owners for these connections subject to the property owners entering into agreements to reimburse the Town for their prorated costs of all the new supporting storm sewer system services and appurtenances using existing budget allocations.

Newmarket's vision: A community well beyond the ordinary

395 MULOCK DR., P.O. BOX 328, STN MAIN NEWMARKET, ON L3Y 4X7
Direct Dial: 905-953-5300 ext 2201, General Information: 905-895-5193 Fax: 905-953-5100

Council approval. A cost estimate from a professional estimating consultant will be provided at that stage.

3) Tender Award

The recommendation for award of the tender will be brought forward for approval by Council.

Municipal Services

In conjunction with the completion of the Old Town Hall restoration, the Town will be reconstructing the parking lot in the original Market Square on the south side of the building and the two lanes on the east and west side of the buildings. Part of that project will be to improve drainage on the Town property through a new storm sewer system. The properties on the east side fronting on Main Street have drainage issues and therefore the Town will design the storm sewer system to permit private catch basin connections by the adjacent property owners to the east. Prior to design and construction, the benefitting owners will be given cost estimates and will be required to enter into agreements agreeing to pay for their prorated cost of the new supporting storm sewer system and appurtenances located on either the east laneway or on their private property. It should be noted that sufficient funds have been budgeted for the portions of this project on municipal property in previous years and the funds have been carried over in anticipation of the project to rehabilitate the Old Town Hall. In order to expedite the construction of the new storm sewer system, this storm sewer installation work will be added to another 2009 capital reconstruction project contract.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

The renovation of the Old Town Hall supports the Community Strategic Plan goal to be "Well-Balanced" through "projects and programs that encourage a sense of community through an appropriate mix of land uses and amenities" focusing on "arts, culture, entertainment and heritage preservation".

This project and the resulting improvement in facilities for cultural purposes in the community support the goals of the municipality with respect to the Draft Cultural Master Plan, revitalization of the Historic Downtown Core, Newmarket Economic Development Strategy and the preservation of historic and architecturally significant structures.

CONSULTATION

The Town has undertaken community consultation in the preparation of the cultural master plan and additional consultation will be undertaken during the Schematic Design process for the building to refine the uses, programming in order to ensure the most efficient and effective use of this community asset. This consultation will include Heritage Newmarket respecting the heritage designation of the building.

All property owners located adjacent to the east laneway will be contacted to determine their site drainage requirements in order to finalize the storm sewer system design and prepare the necessary prorated costs share agreements for the benefitting property owners.

BUDGET IMPACT

Operating Budget (Current and Future)

The Old Town Hall currently has an operating budget. Upon completion of the project staff will schedule community use into this and the other community facilities serving program and community needs to achieve the best efficiencies. The annual operating budgets will reflect these practices.

Capital Budget

The Old Town Hall project has been on the capital priority list for a number of years. On September 10, 2007 Council approved Joint CAO and Commissioners Report 2007-20 which outlined the capital priorities over the next five years and the source of funding for the projects. That report contemplated the funding of the Old Town Hall project from the Asset Replacement Fund, the proceeds of the sale of the Stickwood Walker lands and funds from the sale of the water main servicing East Gwillimbury. As a result of the funding announcement, it will not be necessary to allocate funds from the sale of lands or the water main and the original funding plan to allocate \$2,500,000 from the ARF can be reduced to \$1,698,621.

It is therefore proposed that the Town portion of the project be funding through this reduced ARF allocation.

The funding for the storm sewer improvements was funded in previous capital budgets and will be carried forward into 2009 for this project.

CONTACT


For more information on this report, contact: Robert Prentice, Commissioner of Community Services, Ian McDougall, Director of Recreation and Culture, with respect to the Old Town Hall facility program and Jim Koutroubis, Director of Engineering Services with respect to the infrastructure servicing and project construction.



Commissioner of Community Services



Commissioner of Corporate and Financial Services



Director of Recreation and Culture



Director of Engineering Services