

Anmore Advisor

SPRING 2022



Council Update

- MAYOR JOHN McEWEN

SPRING: A TIME OF RENEWAL AND OPPORTUNITY

As we head into spring with lifted restrictions and a resumption of more regular activities, there's renewed energy everywhere – like we can all take a full breath of air for the first time in two years. Our community benefited from an extra boost with the recent announcement that we have been awarded \$2.5 million in grant funding for the Anmore Community Hub.

The Hub is a shining example of how we are investing in our community to meet the practical needs for a Village Hall while also creating a community space that we can use to gather, participate in activities and celebrate events together.

The \$2.5 million Investing in Canada Infrastructure grant helps to offset the cost of this new facility and is the largest grant we have ever received as a community. We will also be applying over \$1.2 million from community amenity contributions from recently approved developments.

I'm also proud to share that our Council made a commitment to manage the budget for this project, and that's what we have done, even when faced with unprecedented increases in construction costs due in large part to the pandemic. Thanks to a great team, when quotes came in higher than anticipated due to the pandemic construction market, we pivoted quickly and made changes to stay on budget. As a result, the construction cost is still coming in under the \$8 million budgeted.

As a further step to address the unpredictability of the construction market and inflation, we have come forward with a budget request to add \$500,000 towards a risk register.

A risk register is only used if needed, and the project cost cannot exceed \$8.5 million, even if it impacts the contractor's profit margin.

The fact that we set a budget of \$8 million, have a construction budget that comes in below \$8 million and are moving forward with only an additional \$500,000 to balance risks in this construction environment is a huge achievement. My thanks and kudos go to Councillor Trowbridge and Village staff for their work to make this happen. This project is just one example of responsible budget management that has put the Village in a solid financial position.

Benefits of a Strong Financial Position

Thanks to the tremendous commitment and dedication of Council and Village staff over the past several years, we have achieved many of the strategic goals we set for ourselves to add value to our community today and long into the future. At the foundation of these successes is the work done to address the serious financial risks the Village faced a decade ago and bring us to the solid financial position we are in today.

As Council reviewed the upcoming budget, it was reassuring to see the reserves we now have in place to repair and replace existing infrastructure and meet service needs, as well as the responsible investment we can now make in our community. Council spent six years making tough decisions to address a \$9 million deficit in our infrastructure replacement reserves. After successfully addressing this funding gap, we have continued to build up reserves while also holding the line on property tax increases to under 3% for the past two years. (As a reminder, only about 30% of the total property tax bill goes to the Village, the rest is collected on behalf of others and the Village has no say in how much their portion increases each year.)

Thanks to sound financial management, we have been able to invest in improvements to refurbish roads, add sidewalks on Sunnyside and enhance trails, and we purchased equipment so that the Village can do more of its own maintenance.

We also reaped the benefits of the upgrades to our critical drainage infrastructure, with no major flooding or infrastructure damage following the rainstorms that caused extensive damage in our region last year. And we were able to withstand the impacts of the pandemic, including offering residents an extension on property tax payments.

In 2022, we're investing in a road brining system for plowing, which is more effective, environmentally friendly and efficient than salting. There is also funding to implement a water meter reader replacement program to promote water conservation and support fair allocation of utility costs. We will also be implementing much-needed upgrades at the Works Yard, which includes repurposing the trailers currently used for the Village administration offices to replace the Works Yard building, which is literally falling apart.

In addition to funding allocated in our capital project plan, having a healthy reserve also means we can be nimble and respond quickly to unanticipated events like the recent storm damage on Hemlock Road. In 2022, we will be repaving all of Hemlock Road to address the damage refurbish the entire road as a more cost-effective approach that also benefits our community.

Looking Ahead to Summer

As we look forward to the summer and enjoying the outdoors, we are also gearing up now to prepare for managing summer visitor traffic. A critical part of this preparation involves putting continuing pressure on BC Hydro to implement a registration system for Buntzen Lake. The line-up of traffic waiting for the gates to open is simply unacceptable, and we are making it clear that managing this lake traffic is not Anmore's responsibility.



I encourage residents to reach out to Council and Village staff any time to ask questions and share input. I set aside time each week as part of "Coffee Time with the Mayor" to connect with residents, but we're also available by phone and email.

Temporary Village Hall & Offices

The trailers currently being used for the Village Hall administration offices and Council Chambers will be moved to make room for construction and ensure that residents continue to have safe and convenient access. Here's the plan for moving the trailers:

ADMINISTRATION OFFICES: MOVING TO WORKS YARD (100 BUNTZEN CREEK ROAD) BY APRIL 29

- Please check anmore.com for updates on any temporary closures at Village Hall as the move takes place.

COUNCIL CHAMBERS: MOVING TO ANMORE ELEMENTARY SCHOOL BY MAY 16

- The Village has decided to utilize our School District 43 Joint Use Agreement for Village business during construction to reduce costs.
- Council and Committee meetings, as well as Anmore community groups who currently use the Council Chambers, will be held at Anmore Elementary School.

After the Hub opens, the trailers owned by the Village will be repurposed to replace the existing Works Yard building, which has significant structural issues.

An Inside Look at the Hub

A PLACE TO WORK, GATHER AND CELEBRATE

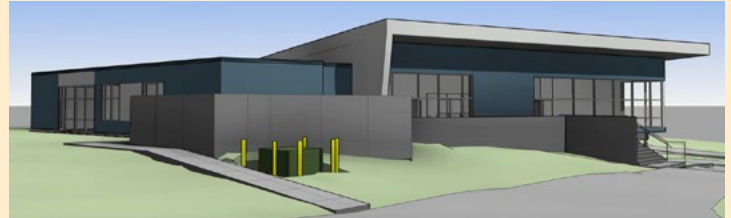
Picture a community gathering space with an expanse of windows looking out at Spirit Park. Imagine a Council Chambers that features plenty of room for seating along with technology that provides high quality audio and video for live-streaming meetings. Look ahead 50 years with the confidence that the Hub will continue to meet the needs of the community.

The new building is designed to provide administration space for Village staff, with a welcoming entry way that will feature historical Anmore photos and memorabilia, and space to operate as an Emergency Operations Centre and Reception Centre as needed. The Council Chambers will also function as a community room that will be able to accommodate indoor events, as well as host community group activities. Unlike the current trailers, the new building will also provide accessible public washrooms that can also be used when the Village hosts outdoor events at Spirit Park.

As part of ensuring the project adheres to the approved construction budget, a few adjustments were made to the design of the building while maintaining its full functionality. The design of the building exterior is very similar to the original drawings so that it complements the surrounding area; however, some elements including structural, mechanical and electrical have been modified and features like the roof, cladding, and glazing elements have been simplified. As well, while the deck has been removed for now, the structure will allow for it to be added in future.

On the inside of the building, the overall space has been reduced by approximately 3,000 square feet – the majority of this was achieved by removing the future expansion space in the basement, as well as reducing space in the community room. To help “future proof” the building, the design will allow for future expansion to the main floor instead.

In the months ahead, there will be a ground-breaking celebration to kick off construction and the Village is managing the project using an Integrated Project Delivery



(IPD) model. This model involves a commitment to deliver the project at the agreed-upon budget – even if higher costs reduce the contractor’s profit margin – and the project team shares a commitment to the following guiding values of “Trust & Respect, Collaboration, Embrace the Process, Diversity and Functionality & Fit”

For more details about the Hub design, project schedule and how the Integrated Project Delivery model is being applied, please visit the Hub project page under Community at anmore.com



Be Bear Aware

HELP REDUCE WILDLIFE ATTRACTANTS

We all share the responsibility to protect wildlife.

Garbage, food scraps and recycling are major attractants for bears and other wildlife, and residents are responsible for following bylaw requirements to help make sure bins are not creating problems.

Please adhere to the following requirements.

- Do not place collection carts at the curbside until 5:30 a.m. on collection day, and lock and store carts by 10:00 p.m.
- Clean collection carts regularly to prevent odours and store them in a secure location (e.g. garage/shed).
- Cart lids and locks must function properly – for repairs/replacement email village.hall@anmore.com.
- If carts cannot be stored securely, keep attractants like food scraps in the freezer until collection day.

For more tips on how to reduce wildlife attractants, please visit anmore.com.



CAMPFIRE PERMITS REQUIRED:

Please remember that you need a permit to have a campfire on your property, and you must use dry, seasoned, untreated wood for your fire. No household garbage, building or construction materials, or brush can be burned.



REMINDERS

Utility bills are due May 13, 2022. Please note that there may be limited access to the Village Hall for in-person payments due to temporary closures during the trailer move to the Works Yard. You can pay anytime online, but if you want to pay in person such as cash and debit payments, please check the website for payment options and office hours.

Stay Informed

Visit anmore.com and the Village of Anmore Facebook page for the most reliable information about Village projects, initiatives and events, and sign up for our email notifications to be advised of all the latest news.

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