

## CITY OF MERRITT

### AGENDA FOR THE COMMITTEE OF THE WHOLE MEETING OF THE CITY OF MERRITT COUNCIL, TUESDAY, SEPTEMBER 14, 1999, AT 5:00 P.M., CITY HALL BOARD ROOM, 2185 VOGHT STREET, MERRITT, B.C.

#### AGENDA

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|----|--|------|
| 1. | <u>PRESENT:</u>  | Page |
| 2. | <u>CALL TO ORDER:</u>  |      |
| 3. | <u>ADOPTION OF THE AGENDA:</u>   | 1    |
|    | A. Agenda, Committee of the Whole Meeting, September 14, 1999          |      |
| 4. | <u>REPORTS:</u>  | 2-6  |
|    | A. Long Term Strategy for Information Centre, September 9, 1999, Memo. |      |
| 5. | <u>ADJOURNMENT:</u>  |      |

# Memo

City of Merritt

To: Mayor and Council For Discussion at C.O.W.Mtg.  
of September 14, 1999 - 5pm

From: Tom Day, Administrator

Date: September 9, 1999

Subject: Long Term Strategy for Information Centre

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## Recommendation:

1. That Council authorize staff to negotiate an agreement with the Lower Nicola Indian Band to relocate the Information Centre effective, at the latest, Summer 2001.
2. That, if the negotiations are successful, staff will work with the Chamber of Commerce and others to develop an Operating Agreement for 2001 and beyond; and, that the City continue operations as is for year 2000.
3. That, if the negotiations are not successful, the City proceed with a three (3) year plan to retain the existing site utilizing a contractor to provide Information Services providing a suitable contract can be negotiated.

## Purpose:

To review future operating options for the City's Information Centre.

## Policy:

There is no current policy on this matter.

## Background:

Once again, Council needs to provide some direction regarding the long term operating strategy for the Information Centre. Current problems, concerns, issues etc. that exist with the Information Centre are as follows:

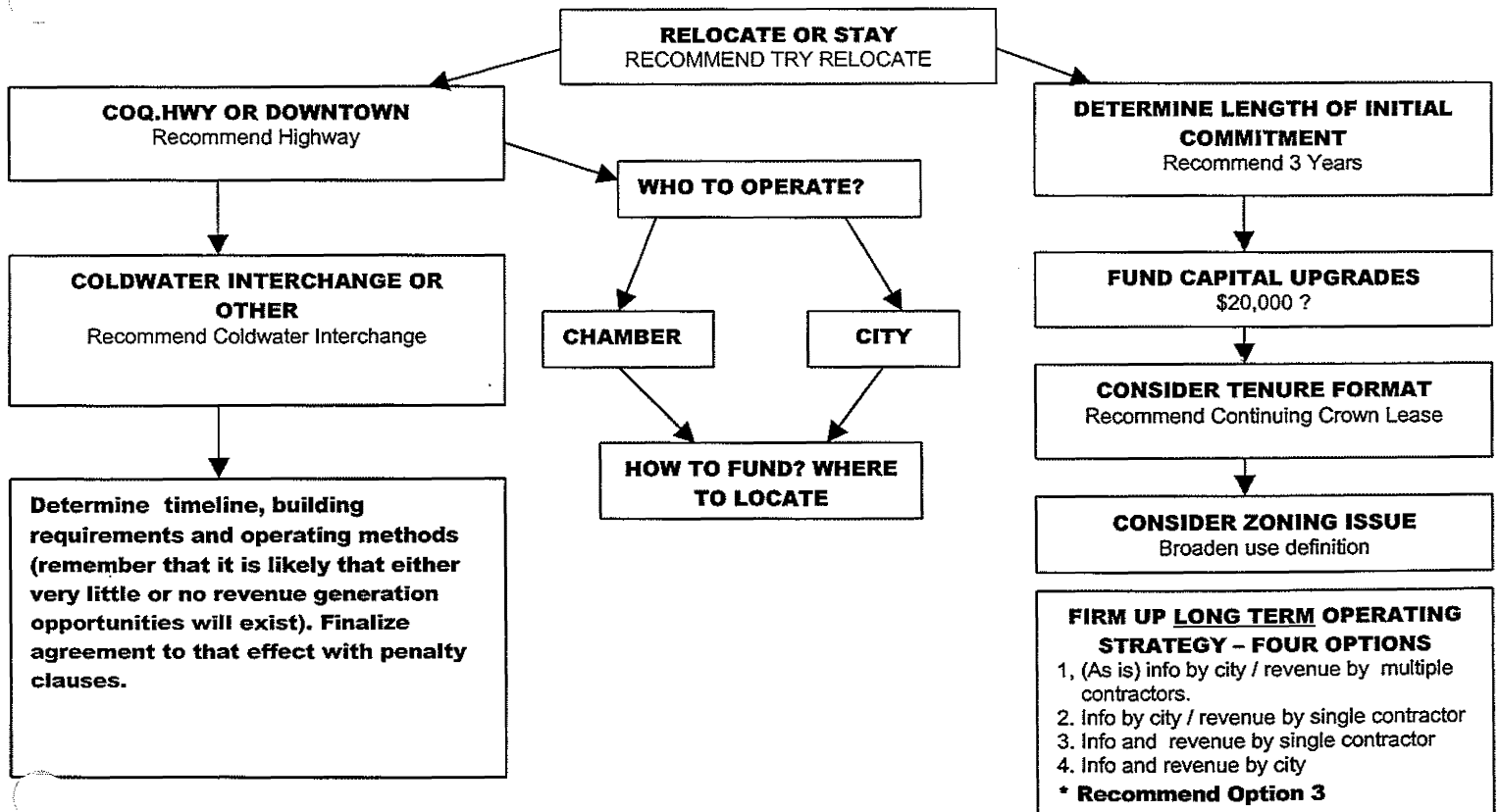
1. Operating Expenses for 1999 will exceed Revenues 1999 for this function. In fact, the revised estimates are as follows:

Expenses	\$105,000
Revenues	<u>\$ 75,000</u>
Loss	<u>\$ 30,000</u>

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2. We continue to have a long term high dollar risk with both water and sewer services to the site. (This issue appears unresolvable unless we relocate or are prepared to spend millions of dollars to extend city services.)
3. The site requires significant major maintenance. Costs over and above regular maintenance could be in the \$20,000 range.
4. Long term tenure issue needs to be resolved if we are to stay at the site.
5. The washrooms are totally inadequate for the number of users.
6. The uncertainty of competition for services and washrooms at the Coldwater Interchange looms large over our heads. If such development occurs, our opportunity to generate revenue may be severely impacted.
7. Uncertainty of our future requires short term retail contracts. This dramatically limits the interest in the contracts.
8. Uncertainty of our future also limits the operating options available to the City.

In an effort to determine how to resolve these issues I reviewed what I thought were our options and developed the following decision making matrix.



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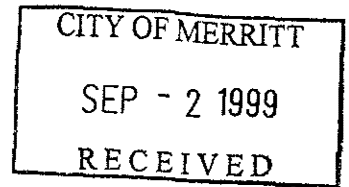
To start with I recommend that we look at the relocation option and attempt to negotiate an agreement with the Lower Nicola Indian Band. The agreement should call for:

- a separate structure to be provided by the band and free of building operating costs.
- operation to be undertaken by Chamber of Commerce or partnership involving the Chamber.
- City's financial involvement limited to Grant-in-Aid for labour only (say \$10,000).
- Agreement to be concluded by November 15, 1999.
- Occupancy by June 1, 2001 or penalty paid from Band to City (say \$20,000).

If we cannot arrive at some such agreement, I recommend Council adopt a minimum three (3) year plan to stay at the current location. This should enable a reasonable investment from the private sector. I then recommend we go to proposal call seeking a private contractor to provide information services and associated services combined with whatever commercial undertakings the individual is enabled given applicable land use regulations.

Respectfully submitted,

Tom Day, Administrator



*September 2, 1999.*

*Fruitstand Sally  
P.O. Box 2002,  
Merritt, B.C. V1K 1B8*

*Dear Mr. Barry,*

*As we are entering the last month of our contract with the City of Merritt, we are making plans to bring the season to an end. It would greatly ease our worries and save money if we were able to leave our building at the site of the visitors centre with the hope of renewing the contract in the millennium.*

*Perhaps you could discuss the possibility of leaving the fruitstand in it's present location for the winter with the council members. I appreciate any effort you make on our behalf.*

*Sincerely,*

A handwritten signature in cursive script that reads "Sally McLean".

*Sally McLean*

# THOMPSON'S BUILDING MAINTENANCE

JANITORIAL \* CARPET CLEANING \* PROPERTY MANAGEMENT

A Proposal For Improved Service & Appearance at  
Tourist Information

To The Merritt City Council Members,

Thompson's Building Maintenance has been established in Merritt since the early 1980's. Through the years we have had many contracts of different types and diversified requirements. We have learned many aspects of the industry and would like to share with you some ideas on how to improve the appearance and attitude of not only the people who visit; but also provide a better environment for the workers at the Tourist Information Center.(TIC)

Thompson's have maintained TIC from August 6th 1997 to the present time. During this time we have seen many positive changes which have made working there easier.

To improve standards and minimize complaints for the future even more, we propose the following;

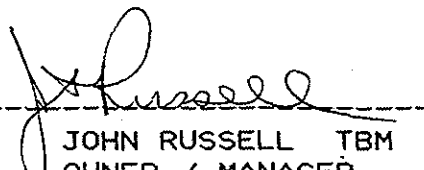
\* Two janitorial visits per day, during June, July, August, and September as well as Holiday weekend's throughout the year. With the extra visit we would clean the washroom's, portables, and monitor outdoor garbage cans.

\* For this extra service visit we would only charge \$35.00 per day.

\* The other suggestion for improvement is the entrance around the washroom's where the wind blows debris and it collects to create the appearance of an uncleaned, unkept, facility.

\* We have; on many occasions, swept and picked up this garbage when it was so bad we could not just pass it by. We could take care of this problem on a consistent basis because we are right there every day of the year and when it needs it we can do it. From March thru October twice per week Mondays & Fridays mornings \$10.00 per cleaning.

\* We have snow removal equipment as well and are able to care for the walkways around the tourist building in winter.

  
JOHN RUSSELL TBM  
OWNER / MANAGER  
AUGUST 26, 1999

*John -  
I spoke to John  
about this and told  
him we would consider  
his proposal ~~at~~ our  
Sept 14 Inpl. discussion  
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