



## **RECREATION, PARKS AND COMMUNITY SUPPORT**

---

<b>TO:</b>	Council	
<b>DATE:</b>	April 27, 2021	<b>DIVISION:</b> 4
<b>FILE:</b>	N/A	<b>APPLICATION:</b> N/A
<b>SUBJECT:</b>	Langdon Public Library Business Case	

---

### **POLICY DIRECTION:**

At their February 10, 2021, special meeting, the Recreation Governance Committee (RGC) recommended that the Langdon Public Library business case be presented to Council for consideration.

### **EXECUTIVE SUMMARY:**

Rocky View County for the hamlet of Langdon was recently offered, through Marigold Library System (MLS), a donation of a small library collection and furnishings from the village of Cereal, which has recently dissolved into Special Areas and can no longer afford to sustain a public library for a very small service population.

In an effort to address the community desires for a library within Langdon, and to take advantage of this opportunity, a group of volunteers from the community formed the Langdon Library Society (LLS) Board. With the support of MLS, the LLS developed the "Langdon Library Business Case", proposing the creation and operations of a public library branch in Langdon.

RGC recommended that this proposal be presented to Council for consideration. Debra Carrobourg, president of LLS, will present the business case to Council.

### **ADMINISTRATION RECOMMENDATION:**

Administration recommends that the Langdon Library Business Case be received for information, and requests that direction be provided on moving forward with the development of a formal plan for the development of a library in Langdon, in accordance with Option #1.

### **BACKGROUND:**

The hamlet of Langdon is currently served by the Chestermere Public Library; however, the Langdon community is seeking to have their own library services provision. Through MLS, the community was offered a donation of a small library collection and furnishings from the village of Cereal, valued at approximately \$150,000.00, but the timeline for accessing this gift is limited to January 1, 2022.

LLS put together a business case for RGC's consideration (Attachment 'A'), and is now seeking Council direction. In this document, possible temporary locations for the Langdon Public Library are proposed, and estimated operating costs and set-up requirements are presented. The budgetary analysis therein is based on a comparison of budgets for libraries with similar service population size, footprint size, staffing, municipal allocations, among other considerations. However, these estimates do not include the costs for the installation and operations of the SuperNet, or the costs of programming. Further analysis would need to be completed should choose to move forward with this proposition.

The LLS proposes two locations with four options for the location of a library: the RVC Municipal Building – Fire and Transportation Services; and an existing commercial space at 106 Centre Street North.

---

### **Administration Resources**

Dari Lang, Recreation, Parks and Community Support



There are a number of considerations with respect to options and costs within the Business Case, and Administration obtained an independent preliminary assessment on converting the administrative space of the existing RVC Municipal Building – Fire and Transportation Services to accommodate a library. The high-level estimates, which are based on the business case as well as the costs from Administration’s preliminary assessment, are detailed in Table 1:

Table 1: Proposed locations, capital, and operational budget.

Location	RVC Municipal Building – Fire and Transportation Services	Modular built structure (2,280 sq. ft.) located in the old fire hall parcel	ATCO portable trailers (1440 sq.ft.) located in the old fire hall parcel	Commercial Space: #106 Centre Street N.
<b>Estimated capital costs</b>	\$650,000.00	\$485,500.00	\$146,250.00	
<b>SuperNet installation costs</b>	\$109,000.00	\$109,000.00	\$109,000.00	\$109,000.00
<b>Estimated RVC yearly support</b>	\$43,000.00	\$43,000.00	\$54,350.00	\$86,200.00

The estimated capital cost, prepared by Group 2 Architecture, for the RVC Municipal Building assumes that the north vehicle/equipment storage bays and the pre-engineered building on the south side would remain as-is. The improvements required and included in the estimate include water servicing, cooling and ventilation, fire separation, a Hazardous Materials Assessment, potential upgrades to power service and communications, and barrier-free access development. Other items to be considered, but are not included, would be improvements to public parking, landscaping, a Change of Use permit, staffing, maintenance, hours of operation, relocation & storage costs for Transportation and Operational Services equipment storage, fencing around equipment onsite.

The second location of commercial space in Langdon would require considerations of rental fees, staffing, hours of operation, and building maintenance responsibility.

Both proposed locations would require SuperNet installation costs.

Because there are a number of factors and costs to consider at either location, Administration recommends that formal plan with full estimates on the above considerations be prepared and presented to Council, should Council wish to move forward with the development of a library in Langdon. A budget adjustment for the cost of this service may be required and would be presented to Council for consideration prior to moving forward.

**BUDGET IMPLICATIONS:**

There are no budget implications associated with accepting this Business Case for information. Should Council direct Administration to move forward with development of a formal plan, there would be budgetary considerations, including a potential budget adjustment request, prepared for review at that time.



In accordance with the Libraries Act, Province of Alberta, public libraries are municipally based and funded. Should the development of a library in Langdon be approved, it is expected that the RVC would enter into an agreement with the LLS, with MLS committing to financially support the library on an annual basis.

As per Marigold Library System Funding Policy C-312, Council, in its annual budget, may provide operational funding to assist libraries located within the County that are members of the Marigold Library System. The operational funding, as per Council's approved budget, currently sits at \$4 per capita; it is sourced through the Municipal Sustainability Initiative (MSI) operating funds.

**OPTIONS:**

- |           |   |  |
|-----------|---|--|
| Option #1 | Motion #1                               | THAT the Langdon Library Business Case be received as information.   |
|           | Motion #2                               | THAT Administration be directed to pursue development of a library in the hamlet of Langdon, and to prepare a formal plan, including all cost implications, for Council's consideration. |
| Option #2 | THAT alternative direction be provided. |  |

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

---

Acting Executive Director  
Community Development Services

---

Interim Chief Administrative Officer

**ATTACHMENTS:**

- Attachment 'A' – Langdon Library Business Case
- Attachment 'B' – Langdon Library Society Presentation