

A regular meeting of the District of Wells Council was held Tuesday September 18, 2007 at 7:00 P.M. in Council Chambers, 4243 Sanders Avenue, Wells, BC V0K 2R0

MINUTES

PRESENT: Mayor Jay Vermette and Councillors Judy Campbell, Neil Ferrier, Virginia Wilkins and Richard Wright

ALSO PRESENT: Gary Champagne, CAO; Dennis Manuel, Superintendent of Public Works; and Sundance Topham, Deputy Clerk

PUBLIC GALLERY: 4 Persons

A. CALL TO ORDER AND AGENDA ADOPTION:

07-238 MOVED Councillor Wright Seconded Councillor Wilkins **THAT** the Agenda be adopted as amended as follows:

- C.1 Mayor Ella Brown, Small Community Representative re: UBCM Small Talk Forum Issues
- E.4 Chris Bowers, Stop TILMA Coalition re: TILMA at UBCM
- E.5 Manley McLachlan, President, BC Construction Association re: Gas Regulations Resolution at UBCM
- F.2 Maxine Koppe, Executive Director, North Central Municipal Association re: BC Electoral Boundaries Commission Hearings cancelled
- G.2 Janine North, Chief Executive Officer, Northern Trust re: Pathways to Gold Project funding

Carried Unanimously

B. ADOPTION OF MINUTES:

- 1. Minutes of Regular Meeting, September 4, 2007

07-239 MOVED Councillor Campbell seconded Councillor Ferrier **THAT** the minutes be adopted as circulated

Carried Unanimously

C. DELEGATIONS AND PETITIONS:

- 1. Constable Greg Trainor, Wells Detachment - Royal Canadian Mounted Police re: Special Event Liquor License information
Constable Trainor provided Council with an overview of the rules and regulations associated with the disposition of Special Occasion Liquor Licenses within the community of Wells. Constable Trainor noted that every event will be looked at on a case-by-case basis, but that as a general rule, weddings and dinner events won't have any extra stipulations added to them. Councillor Campbell noted that when children are at events the events seem to be mellower, especially the New Year's Eve dance, which has turned into more of a family event than in the past. She also noted that it is important to be inclusive with teenagers, even though there are more difficulties associated with young adults than small children. Constable Trainor noted that early planning will be key in the success of any

future events, and that working together is very important. General discussion took place in regards to the Special Occasion Liquor Licenses in Wells.

- 07-240** **MOVED** Councillor Wilkins Seconded Councillor Ferrier **THAT** the presentation from Constable Greg Trainor, Wells Detachment - Royal Canadian Mounted Police re: Special Event Liquor License information be received.

Carried Unanimously

D. BUSINESS ARISING FROM THE MINUTES / UNFINISHED BUSINESS:

1. 2007 UBCM Conference – Update on meetings and appointment
The Administrator provided Council with an update in regards to meetings and appointments at the 2007 UBCM Conference. Councillor Campbell noted that due to prior engagements she would not be able to attend the meeting with Minister Hagen in regards to securing future funding for Barkerville Historic Town. She also said that it is not necessarily a bad thing that she can't attend the meeting, as the Barkerville Heritage Trust would be meeting with Minister Hagen in October, and that the UBCM meeting should be a District of Wells specific engagement. General discussion took place in regards to the 2007 UBCM Conference.

- 07-241** **MOVED** Councillor Campbell Seconded Councillor Wilkins **THAT** the 2007 UBCM Conference update be received.

Carried Unanimously

E. CONSENT CALENDAR:

- 07-242** **MOVED** Councillor Wilkins Seconded Councillor Wright **THAT** the Consent Calendar be adopted as circulated.

1. 07.09.05 Measuring up the North Launch Invitation
2. 07.09.10 Ken Vance, Senior Policy Advisor, UBCM re: Building a Safer Community: Gang, Drug and Domestic Violence Issues
3. 07.09.11 Charlie Wyse, MLA Cariboo South re: Kamloops Dispatch Centre
4. 07.09.17 Chris Bowers, Stop TILMA Coalition re: TILMA at UBCM
5. 07.08.18 Manley McLachlan, President, BC Construction Association re: Gas Regulations Resolution at UBCM

Carried Unanimously

F. CORRESPONDENCE:

1. 07.09.12 Dora Turje, Registrar, Youth Parliament of BC Alumni Society re: Nominations for British Columbia Youth Parliament, 79th Parliament
The Administrator provided Council with background information in regards to the British Columbia Youth Parliament. Discussion took place in regards to soliciting the community to see if there are individuals interested in participating. Councillor Wright noted that it might be good to encourage community members to go, as opposed to just posting a notice. The Deputy Clerk noted that he could talk to local youth about the opportunity.

- 07-243** **MOVED** Councillor Wilkins Seconded Councillor Wright **THAT** the Deputy Clerk notify local youth about the opportunities associated with British Columbia Youth Parliament, 79th Parliament.

Carried Unanimously

2. 07.09.17 Maxine Koppe, Executive Director, North Central Municipal Association re: BC Electoral Boundaries Commission Hearings cancelled
The Administrator provided an update in regards to the cancellation of hearings in regards to the BC Electoral Boundaries
- 07-244** **MOVED** Councillor Wilkins Seconded Councillor Ferrier **THAT** the 07.09.17 letter from Maxine Koppe, Executive Director, North Central Municipal Association re: BC Electoral Boundaries Commission Hearings be received.
Carried Unanimously

G. NEW BUSINESS:

1. 07.09.12 Judy Campbell, CEO, Barkerville Historic Town re: Consulting Study on Barkerville - Purden Lake Connector. Request for assistance in organizing community meeting
Councillor Campbell provided an update in regards to the consulting study being organized by the Barkerville Heritage Trust. She noted that the Barkerville-Purden Lake Connector planning was going well, and that the trust had organized Kevin Brown Communication to host community consultation meetings throughout the region. She said that the Barkerville Heritage Trust is looking for District of Wells' staff help to organize a public consultation meeting for the Wells, Barkerville, Bowron Lakes area. General discussion took place in regards to a date and location for the meeting. It was decided to hold the meeting in the Wells Community Hall Banquet Room on Thursday, October 4 at 7:00 PM, if the date and time worked for Kevin Brown.
- 07-245** **MOVED** Councillor Wilkins Seconded Councillor Ferrier **THAT** District of Wells staff organize a public consultation meeting to discuss the Barkerville – Purden Lake Connector for Thursday, October 4 at 7:00 PM.
Carried Unanimously
2. 07.09.14 Janine North, Chief Executive Officer, Northern Trust re: Pathways to Gold Project funding
General discussion took place in regards to the Pathways to Gold Project funding. Mayor Vermette noted that there had not been any recent discussions or meetings with the Northern Trust in regards to the Pathways to Gold Project. General discussion took place in regards to the Pathways to Gold Project funding.
- 07-246** **MOVED** Councillor Ferrier Seconded Councillor Campbell **THAT** the 07.09.14 Janine North, Chief Executive Officer, Northern Trust letter re: Pathways to Gold Project funding be received
Carried Unanimously

H. REPORTS:

1. Outstanding Action Items Report
General discussion took place in regards to Outstanding Action Item 07-64: relocation of wood being stored in the future Senior's Room at the Wells Community Hall. The Administrator noted that storing the wood outside of the Wells Community Hall was the best idea due to the impending implementation of

the District of Wells Fire Inspection Bylaw, and the danger of stored flammables. Councillor Wright asked if there were any plans for the empty building next to the Wells Fire Brigade building. The Administrator noted that there had not been any interest in either removing the building or fixing it up. General discussion took place in regards to what to do with the empty building next to the Wells Fire Brigade. Grizz Pinette, a member of the public gallery, suggested that he could assist in arranging to knock the building down with the help of a local contractor's equipment, and that the Wells Fire Brigade could do a practice burn with the remains. Staff will look into the offer.

07-247 **MOVED** Councillor Wilkins Seconded Councillor Ferrier **THAT** the building next to the Wells Fire Brigade be demolished.

Carried Unanimously

The Administrator provided a verbal update in regards to the property auction for the District of Wells owned lot next to the Northwoods Restaurant. He noted that the only bidder was the current owner of the Northwoods Restaurant, and that the lot had sold for the upset price of \$5,300.00.

07-248 **MOVED** Councillor Wilkins Seconded Councillor Ferrier **THAT** the Administrator report on the sale of the District of Wells owned lot next to the Northwoods Restaurant be received.

Carried Unanimously

07-249 **MOVED** Councillor Wilkins Seconded Councillor Ferrier **THAT** the Outstanding Action Items Report be received.

Carried Unanimously

2. Cheque Register 07.08.01 to 07.08.31
07-250 **MOVED** Councillor Campbell Seconded Councillor Ferrier **THAT** Council approve cheques numbered 4493 to 4540 for the period of August 1, 2007 to August 31, 2007 for a total amount of \$37,287.95.

Carried Unanimously

3. District of Wells 2007 Most Improved Property Contest update
The Administrator provided Council with an overview of the District of Wells 2007 Most Improved Property Contest, including noting the winners; Ron and Marcelle Horutko in the residential category and Gail and Ron Dunn in the commercial category.

07-251 **MOVED** Councillor Wilkins Seconded Councillor Ferrier **THAT** the District of Wells 2007 Most Improved Property Contest update be received.

Carried Unanimously

07-252 **MOVED** Councillor Campbell Seconded Councillor Wright **THAT** the District of Wells hold a Most Improved Property Contest in again in the summer of 2008.

Carried Unanimously

4. Garbage Collection Contract – Verbal update
The Administrator provided a verbal update on the District of Wells Garbage Collection Contract; noting that even though there was an opportunity to extend the contract by two years with mutual consent, he'd recommend going to tender. He said that although Mr. Denney had done an adequate job, he had heard that other individuals might be interested in bidding on the contract. Councillor Campbell noted that the District of Wells could offer Mr. Denney the opportunity for a two-year renewal with a 3 per cent yearly cost-of-living increase, and that if Mr. Denney chooses to not accept the offer, that the contract go to tender.

07-253 **MOVED** Councillor Campbell Seconded Councillor Wright **THAT** that the District of Wells offer Mr. Denney a two-year Garbage Contract renewal with a 3 per cent yearly cost-of-living increase, and that if he declines the offer, go to tender.
Carried Unanimously

5. Road Maintenance and Snow Clearing Contract 2007/08 update
The Administrator provided Council with an update in regards to the HMC Services Ltd. Road Maintenance and Snow Clearing Contract for the 2007/08 season. The Administrator noted that the contract contained a five per cent increase, and he felt that this was a fair contract based on the amount of work involved, and that he couldn't see the District of Wells doing it for less. General discussion took place in regards to alternative possibilities for snow clearing in the District of Wells. Mayor Vermette noted that he felt that the District of Wells needed to seriously look at getting its own equipment. Councillor Campbell noted that clearing the streets of Wells would be a priority for the District of Wells if they had their own equipment. The Administrator noted that taking on the snow clearing responsibilities would add to the costs. Mayor Vermette noted that snow clearing should be the main factor looked at when figuring out the costs associated with taking over street maintenance. Councilors noted that it was hard for them to make an educated decision on the Road Maintenance and Snow Clearing Contract without knowing how much it would cost the District of Wells to do the job in house. Councilors noted that they had asked for a report on costs associated with the District of Wells taking over the road and streets maintenance in January, and had expected it to be ready before making a decision on the 2007/08 contract. The Administrator noted that the report was a large time commitment, and due to the busy nature of the District's undertakings, he hadn't been able to complete the report ahead of time. General discussion took place in regards how fast staff could provide Council with a report on snow clearing. Councillor Campbell suggested that the District of Wells sign the contract with HMC Services Ltd. for 2007/8 and that staff be given a deadline to provide Council with information for 2008/9. Discussion took place in regards to wording in the contract relating to widening the streets, and guarantees that the streets would be cleared wide enough to be safe for winter traffic flow.

07-254 **MOVED** Councillor Campbell Seconded Councillor Wright **THAT** the District of Wells enter into the Road Maintenance and Snow Clearing Contract with HMC Ltd. for 2007/8 after receiving clarification in regards to what "normal widening" means, and that staff prepare a report, ready for budget discussions in January,

2008, that thoroughly examines the costs and benefits related to the District of Wells undertaking its own municipal snow clearing operations.

Carried Unanimously

6. Draft copy of District of Wells Untidy and Unsightly Premises Bylaw
The Administrator provided Council with an overview of the District of Wells draft Untidy and Unsightly Premises Bylaw. He noted that this Bylaw would affect the commercially zoned (CW and CWC) areas of the community only, and that he would recommend that the draft bylaw be referred to the Wells & District Chamber of Commerce before being enacted, in order to ensure that the majority of the businesses support implementation. General discussion took place in regards to having a permit system in place that would exclude old machinery that might add historic flavour to the community from the Bylaw. Aleeta Wallace, a member of the public gallery, questioned whether or not a Bylaw was necessary. It was noted by the Councilors that the Bylaw was necessary. The Administrator said that the question of residential buildings in a commercial zone should be examined when looking at the bylaw. Councillor Campbell said that the Bylaw should be sent to the properties that could be affected by the ordinance. It was decided that June 30, 2008 might be a better date to enact the Bylaw as opposed to June 1, 2008, as this would give businesses an adequate timeframe to complete any changes necessary to come into compliance. Councillor Wright wondered how Council and the Wells & District Chamber of Commerce would interact in discussing the Bylaw. The Administrator noted that staff could meet with the Wells & District Chamber of Commerce and bring their feedback to Council.

07-255 **MOVED** Councillor Campbell Seconded Councillor Ferrier **THAT** the draft copy of District of Wells Untidy and Unsightly Premises Bylaw be received and referred to staff to present to the community for feedback.

Carried Unanimously

I. BYLAWS AND RESOLUTIONS:

1. Wells 2008 Permissive Tax Exempting Bylaw No. 87, 2007
The Administrator provided Council with a detailed breakdown of each of the properties affected by the Wells 2008 Permissive Exempting Bylaw No. 87, 2007

07-256 **MOVED** Councillor Campbell Seconded Councillor Wilkins **THAT** Council give first three readings to Wells 2008 Permissive Tax Exempting Bylaw No. 87, 2007

Carried Unanimously

J. INFORMATION AND ANNOUNCEMENTS:

1. Council Members:
Councillor Campbell noted that she would be away for all of October.
2. Staff:
3. Public Gallery:

K. ADJOURNMENT:

07-257 **MOVED** Councillor Campbell Seconded Councillor Wright **THAT** the meeting adjourn at 9:21 PM.

Carried Unanimously

John P.S. Vermette, Mayor

Gary Champagne, CAO