

A regular meeting of the District of Wells Council was held Tuesday December 16, 2008 at 7:08 P.M. in Council Chambers, 4243 Sanders Avenue, Wells, BC V0K 2R0

MINUTES

PRESENT: Mayor Jay Vermette and Councillors Judy Campbell, Aleta Wallace, Virginia Wilkins and Richard Wright

ALSO PRESENT: Gary Champagne, C.A.O.; Dennis Manuel, Superintendent of Public Works and Sundance Topham, Deputy Clerk

PUBLIC GALLERY: 7 people

A. CALL TO ORDER AND AGENDA ADOPTION:

08-307 MOVED Councillor Wilkins Seconded Councillor Wright **THAT** the Agenda be adopted as amended as follows:

G.10 Geothermal Heating Funding Press Release

G.11 Climate Change Charter Report

Carried Unanimously

B. ADOPTION OF MINUTES:

08-308 MOVED Councillor Wright Seconded Councillor Wilkins **THAT** the Minutes of the Regular Meeting, November 4, 2008 be adopted as circulated.

Carried Unanimously

08-309 MOVED Councillor Campbell Seconded Councillor Wallace **THAT** the Minutes of the Inaugural Council Meeting, December 2, 2008 be adopted as circulated.

Carried Unanimously

C. DELEGATIONS AND PETITIONS: NIL

D. BUSINESS ARISING FROM THE MINUTES / UNFINISHED BUSINESS:

1. District of Wells/School District #28 Preschool Funding Agreement
Councillor Campbell asked where the District of Wells money to fund the preschool program would come from. The Administrator noted that the funds would come out of general revenue unless a grant opportunity becomes available in 2009.

08-310 MOVED Councillor Wallace Seconded Councillor Campbell **THAT** the District of Wells enter into a partnership with School District #28 to fund the enhanced preschool program at the Wells- Barkerville Community School for the remainder of the 2008/09 school year up to a total District of Wells contribution of \$1296.00, plus the donation of the room rental.

Carried Unanimously

2. Wells Community Hall JEPP Grant Generator Approval
The Administrator noted that the Wells Community Hall JEPP Grant application was originally denied, but that the project was reexamined later in the fiscal year and approved. The Administrator also said that the project was in the original budget for 2008.

08-311 **MOVED** Councillor Campbell Seconded Councillor Wilkins **THAT** the Wells Community Hall JEPP Grant Generator Approval be received.

Carried Unanimously

3. Wells Probationary Community Forest Application extension to December 31, 2009

The Administrator noted that the Wells Probationary Community Forest Application deadline was extended to December 31, 2009. The purpose for the extension was to give the District the time necessary to move forward with the planning and funding for the project. Mayor Vermette noted that John Massier, the Area C Director for the Cariboo Regional District, was interested in speaking with someone from the District of Wells in regards to the project, as he has an extensive background in woodlots.

08-312 **MOVED** Councillor Wilkins Seconded Councillor Wallace **THAT** the Wells Probationary Community Forest Application extension to December 31, 2009 be received.

Carried Unanimously

E. CONSENT CALENDAR:

08-313 **MOVED** Councillor Wilkins Seconded Councillor Wright **THAT** the Consent Calendar be adopted as amended as follows:

1. 08.10.22 Gary Maclsaac, Executive Director UBCM, re: RCMP Contract Renewal: Update on Discussions.
2. 08.11.06 Judy Mooring, Visitors Programs and Communications, Barkerville Historic Town re: Thank you for Ghostly Halloween Tour donation.
3. 08.11.07 Colin Hansen, Minister of Finance and Minister Responsible for the Olympics re: BC Explorer.
4. 08.11.14 Shelley Milne, Corporate Secretary and General Counsel, BC Safety Authority re: Applications for Board of Directors.
5. 08.11.17 Robert Hobson, President, Gas Tax/Public Transit Management Services re: Gas Tax Agreement Community Works Fund Payment
6. 08.11.19 Roy Spooner, Director, Barkerville Heritage Trust re: Barkerville Heritage Trust Restoration and Sustainability Project (Draft Vision information available from Deputy Clerk).
7. 08.11.19 Dr. Charles Jago, Board Chair, Northern Health re: Meeting at the 2008 Annual Convention of the Union of BC Municipalities.
8. 08.11.20 Kevin Krueger, Minister of Small Business and Revenue re: Mobile Business Licence and BizPal.
10. 08.11.27 Jon Wolbers, Chair, Cariboo Regional District re: Congratulations and welcome to District of Wells Council.
11. 08.12.01 Frank Leonard, Chair, Municipal Finance Authority re: Fall Update
13. 08.12.05 Gordon Campbell, Premier, Province of BC re: Towns for Tomorrow, LocalMotion and Trees for Tomorrow programs.

Carried Unanimously

9. 08.11.21 Iain Black, Minister of Labour and Citizens' Services re: 2008 Grants-in-lieu of Tax Payments for Provincially Owned Properties.

Councillor Wilkins wanted to know why the letter was sent to Neva Hohn and what the letter was about. The Administrator noted that the money was a notice of grant-in-lieu of taxes from the provincial government, as they don't pay property taxes. He also noted that the letter was sent attention Neva Hohn as she was likely the last municipal contact that they had.

12. 08.12.04 Blair Lekstrom, Minister of Community Development re: Trees for Tomorrow.

Mayor Vermette noted that the program was extended, and that he wanted staff to look into the possibility of using the funding to put a "green roof" on the Wells-Barkerville Community School.

- 08-314** **MOVED** Councillor Wilkins Seconded Councillor Campbell **THAT** staff examine using the Trees for Tomorrow Grant to install a green roof on the Wells-Barkerville Community School.

Carried Unanimously

F. CORRESPONDENCE: NIL

G. NEW BUSINESS:

1. Community Wildfire Protection Plan Motion

The Administrator provided a verbal overview of the Community Wildfire Protection Plan (CWPP), noting that contractor, Mel Dunleavey, did a similar plan for the Cariboo Regional District. General discussion took place in regards to the specific area covered by the CWPP, and whether fuel management would also be included. The Administrator noted that the CWPP would be the first step in community wildfire management, with fuel management funding to be pursued in the future.

- 08-315** **MOVED** Councillor Wright Seconded Councillor Campbell **THAT** WHEREAS the District of Wells has no Community Wildfire Protection Plan (CWPP);

AND WHEREAS funding has been secured to cover the costs of producing a CWPP, with in-kind contribution from the District of Wells;

THEREFORE be it resolved that Council for the District of Wells direct staff to enter into a contract with Mel Dunleavey dba Mustang Wildfire Services to produce a Community Wildfire Protection Plan (CWPP) for Wells.

Carried Unanimously

2. Wells Volunteer Fire Brigade Fire Hall Lease

The Administrator noted that staff was able to locate a grant to update and renovate the Wells Fire Brigade building. He noted that the District of Wells couldn't apply for these grants, but that the Wells Volunteer Fire Brigade could. One of the stipulations of the grant application was that the Wells Volunteer Fire Brigade needed to own or lease the building. Since the building is owned by the District of Wells a lease agreement is necessary to proceed with the application.

- 08-316** **MOVED** Councillor Wright Seconded Councillor Wilkins **THAT** WHEREAS the District of Wells at present has no lease with the Wells Volunteer Fire Brigade (WVFB) for the use of the Fire Hall building;

AND WHEREAS funding can be secured by the WVFB to make repairs and improvements to the building if a lease document can be produced for their applications for such funding;

THEREFORE BE IT RESOVED THAT Council for the District of Wells direct staff to enter into a lease agreement with the WVFB in relation to the use of the Fire Hall.

Carried Unanimously

3. Appointment of District of Wells Auditor for 2008 fiscal year
08-317 **MOVED** Councillor Campbell Seconded Councillor Wilkins **THAT** the Chartered Accounting firm of R.E. Rasmussen of Quesnel, B.C. be appointed to prepare the District of Wells Audited Financial Statements for the year ending December 31, 2008.

Carried Unanimously

4. 2009 Administrative Strategic Planning Session
General discussion took place in regards to the proposed date for the 2009 Administrative Strategic Planning Session. Councillor Campbell noted that she wouldn't be available on January 16, 2009. The Administrator noted that perhaps Councillors could submit their available dates to ascertain a date for the planning session. Discussion then moved to the dates for the George Cuff workshop in Williams Lake and Economic Summit in Prince George. It was noted that the George Cuff meeting on January 22, 2009 would be held on the same weekend as the Economic Summit in Prince George. General discussion took place in regards to who would attend the Economic Summit in Prince George. Councillor Wallace noted that she would attend the Councillors Boot Camp in Richmond as opposed to the George Cuff workshop Williams Lake. The Administrator noted that holding the planning session after the seminars would be a better idea. It was noted that Councillor Wallace would attend the Councillor Boot Camp in Prince George, Councillor Wright would attend the Economic Summit in Prince George and Mayor Vermette and Councillor Wilkins would attend the George Cuff workshop Williams Lake, along with the Administrator and Deputy Clerk. Councillor Campbell noted that she would probably attend the George Cuff workshop Williams Lake, but was unsure.
08-318 **MOVED** Councillor Wilkins Seconded Councillor Wright **THAT** the 2009 Administrative Planning Session be held on January 30, 2009 at 9:30 AM in the Banquet Room of the Wells Community Hall.

Carried Unanimously

5. District of Wells Additional Hotel Room Tax Business Plan
The Administrator provided an overview of the Additional Hotel Room Tax (AHRT) Business Plan, noting that the previously approved District of Wells AHRT was coming up for renewal. He said that the funds raised have been used to fund capital equipment and marketing expenditures related to trail grooming and track setting in the community. Councillor Campbell noted that the economic indicators from the money raised by the AHRT over the previous five years would be interesting. The Administrator said that he could provide Council with the data. General discussion took place in regards to the Wells Snowmobile

Club financial data in the business plan, and a new structure of the information was suggested.

08-319 **MOVED** Councillor Wilkins Seconded Councillor Campbell **THAT** District of Wells Additional Hotel Room Tax Business Plan be received.

Carried Unanimously

6. Wells Community Hall Winter Access Options (separate attachment)
The Administrator gave an overview of the Wells Community Hall Winter Access Options Report, noting that there has been a problem with access to the rear of the Wells Community Hall for the past couple of years. He said that this issue was brought before Council in the spring, and that staff recommended building a covered walkway on the outside rear entrance to the hall. This recommendation was turned down due to concerns in regards to the heritage values of the Wells Community Hall. It was noted that after this recommendation was turned down interim measures were installed to help with access, including opening up an additional door on the side of the Wells Community Hall. The problem with the new access point was that to access the lower hall means navigating a flight of stairs, and the stairs limited access to the Senior's Centre for a number of community members. Councillor Wright noted that putting in a mechanical lift due to snow issues at the Wells Community Hall seemed like a round-about solution. Councillor Campbell asked what kind of lift would be installed. Councillor Wright said that he had changed his mind since the initial staff recommendation for a covered walkway in the rear, and that this is a safety issue, and that a small modification to the building (installing a covered walkway at the back) would be fine, even though it would change the heritage value of the building. He said that he is now in favour of the covered walkway in the back of the building. Councillor Campbell said she is moving towards the lift, because the building was originally supposed to be more handicap accessible between the two floors. General discussion took place in regards to the type of lift, and where it would be installed in the Wells Community Hall. Councillor Campbell said she is in favour of looking into the lifts further before voting. Councillor Wright also said that the covered walkway should be looked into further as well, so they could be compared. Mayor Vermette said that both options should be examined, and that he didn't want to close the door in regards to using the grant money to install a lift in the Wells-Barkerville Community School. Councillor Wallace said that Jason Griffin, the Marketing and Economic Development Officer had noted that he had found a grant to install the handicap washroom upstairs in the Wells Community Hall. Councillor Wallace also asked staff to look into the liability issues in regards to installing any chair lifts. Councillor Wright asked whether Council should put forward a motion for an interim measure to remove the snow. The Administrator noted that the side door was an interim measure.

08-320 **MOVED** Councillor Campbell Seconded Councillor Wright **THAT** staff build upon the *Wells Community Hall Winter Access Options Report* with a new report that provides actual technical specifications and pricing quotes for the installation of either a handicap chair lift or covered walkway for the Wells Community Hall, and a handicap chair lift at the Wells-Barkerville Community School.

Carried Unanimously

7. 2009 Property Assessment Roll Freeze Information
The Administrator provided an overview of the 2009 Property Assessment Roll Freeze Information, noting that the Assessment Roll freeze did not mean that property taxes were being frozen, as this is a Council decision.
- 08-321** **MOVED** Councillor Wright Seconded Councillor Wilkins **THAT** the 2009 Property Assessment Roll Freeze Information be received.
Carried Unanimously
8. HMC Services Inc. Thank-you
Mayor Vermette noted that HMC Service Inc. had sent a full crew out on overtime to clear the streets of Wells during the last major storm, and that a letter acknowledging this extra work would be good.
- 08-322** **MOVED** Councillor Campbell Seconded Councillor Wright **THAT** staff write a thank-you letter to HMC Services Inc. for their overtime work in Wells during the last major snow storm.
Carried Unanimously
9. 2009 Gold Rush Trail Sled Dog Mail Run Envelope Sales (200 purchased in 2008)
The Deputy Clerk provided an overview of District of Wells historical envelope purchases.
- 08-323** **MOVED** Councillor Wright Seconded Councillor Wilkins **THAT** staff purchase 100 - 2009 Gold Rush Trail Sled Dog Mail Run Envelopes.
Carried Unanimously
10. Geothermal Heating Funding Press Release
The Administrator noted that Geothermal Heating Project is now official. He said that the next step in the process is issuing the Request for Proposals for engineering services.
- 08-324** **MOVED** Councillor Wilkins Seconded Councillor Wallace **THAT** the Geothermal Heating Funding Press Release be received.
Carried Unanimously
11. Climate Change Charter Report
The Administrator provided an overview of the Climate Change Charter Report, noting that there would be a net benefit to the community by signing it, as signees to the charter would be eligible to receive back Carbon Tax expenditures. He said that joining the charter is highly recommended and could aid in future grant applications through the province.
- 08-325** **MOVED** Councillor Wilkins Seconded Councillor Campbell **THAT** the District of Wells become a signatory to the BC Climate Action Charter.
Carried Unanimously
- H. REPORTS:
1. Outstanding Action Items Report
General discussion took place in regards to the Wells Cemetery Report and the installation of the Manual Thermostats in the Wells Community Hall.
- 08-326** **MOVED** Councillor Wallace Seconded Councillor Wright **THAT** the Outstanding Action Items Report be received.

Carried Unanimously

2. Cheque Register 08.10.01 to 08.11.30
08-327 **MOVED** Councillor Wright Seconded Councillor Wilkins **THAT** Council approve cheques numbered 5061 to 5200 for the period of October 1, 2008 to November 30, 2008 for a total amount of \$159,453.37 and Electronic Funds Transfers for the period of October 1, 2008 to November 30, 2008 for a total amount of \$2,923.66.

Carried Unanimously

I. BYLAWS AND RESOLUTIONS:

1. District of Wells Additional Hotel Room Tax Levy Bylaw No. 98, 2008
08-328 **MOVED** Councillor Wright Seconded Councillor Campbell **THAT** Council give first three readings to the District of Wells Additional Hotel Room Tax Levy Bylaw, No. 98, 2008

Carried Unanimously

J. INFORMATION AND ANNOUNCEMENTS:

1. Council Members:
Councillor Wilkins asked Councillor Campbell about funding for Barkerville Historic Town that she read about in the Quesnel Observer. Councillor Campbell noted that Barkerville Historic Town is getting \$250,000 in new funding, and that it is Federal money originally given to the Province of British Columbia for BC 150 Celebrations. Councillor Wilkins also noted that she received information from Marketing and Economic Development Officer Jason Griffin that there was \$20,000 funding for installing a handicap washroom at the Wells Community Hall. The Deputy Clerk noted that this was probably the same money that was earmarked for installing the handicap lift. Councillor Wilkins noted that installing the handicap washroom on the main floor of the Wells Community Hall is a priority.

Councillor Campbell reminded everybody about the Old Fashioned Christmas in Barkerville and other holiday celebrations on the weekend.

Councillor Wright reiterated that the municipality should be receiving reports from the District of Wells' Barkerville Heritage Trust Board representative. He also noted that he had been asked what was happening with the Unsightly Premises Bylaw and commercial premises. The Administrator noted that only one complaint had been officially raised and that had been examined, and action was supposed to be undertaken to clean up the premises. Councillor Wright said that the building in questions was the Northwoods Restaurant. Council noted that the Northwoods Restaurant needed to be asked to clean-up as per the Unsightly Premises Bylaw. The Administrator noted that he would follow-up with the Northwoods Restaurant and report back to Council at the next meeting.

Mayor Vermette noted that he had attended the Cariboo Regional District (CRD) Inaugural Meeting last weekend, and that the CRD is coming to the District of Wells on February 19, 2009 for a Town Hall meeting that is open to the public. Mayor Vermette also noted that the District of Wells needs to make sure there is

good local representative on the Cariboo Chilcotin Beetle Action Coalition (CCBAC) Board. Mayor Vermette also noted that the District of Wells should send flowers to local resident Steve Brown's funeral.

08-329 **MOVED** Councillor Wright Seconded Councillor Campbell **THAT** the District of Wells send flowers to Steve Brown's funeral.

Carried Unanimously

2. Staff:

The Administrator noted that Council needed to fill out their annual disclosure forms between January 1, 2009 and January 15, 2009.

The Deputy Clerk noted that the Transit Service between Quesnel and Wells had been approved by the City of Quesnel Council and was scheduled to begin operation on January 8, 2009.

3. Public Gallery:

Carol Pinette wished Council and Mayor a Merry Christmas and congratulated Council on being elected. She also noted that installing a handicap washroom in the bar upstairs in the Wells Community Hall would entail changing the size of the existing door.

Neva Hohn asked questions in regards to the size of the bus that would be used for the Wells Transit Services, and said that the Wells Best Seniors would be willing to provide additional information on the City of Quesnel to transit riders. Ms. Hohn also noted that the Wells Best Seniors are in favour of a roof for the rear entrance of the Wells Community Hall instead of the chair lift. Councillor Wright asked Neva Hohn to ask the Wells Best Seniors to provide Council with a letter telling Council which accessibility option they would prefer for the Wells Community Hall rear entrance.

Kathy Landry noted that the Wells Community Hall Banquet Room was being actively used, and finding a suitable accessibility option was important. She also noted that provincial funding was being used to provide the StrongStart preschool program.

K. ADJOURNMENT:

08-330 **MOVED** Councillor Wilkins Seconded Councillor Campbell **THAT** the meeting adjourn at 8:41 PM.

Carried Unanimously

John P.S. Vermette, Mayor

Gary Champagne, CAO