

A regular meeting of the District of Wells Council was held Tuesday, May 4, 2010 at 7:00 P.M. in Council Chambers, 4243 Sanders Avenue, Wells, BC V0K 2R0

MINUTES

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

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

PUBLIC GALLERY: NIL

A. CALL TO ORDER AND AGENDA ADOPTION:

10-97 MOVED Councillor Wilkins Seconded Councillor Wright **THAT** the Agenda be adopted as amended as followed:

E.3 Smilin' Jack Lease Report

F.3 NCLGA Meeting with Chair of BC Government Northern Caucus

Carried Unanimously

B. ADOPTION OF MINUTES:

10-98 MOVED Councillor Wilkins Seconded Councillor Wright **THAT** the Minutes of the Regular Meeting, April 20, 2010 be adopted as circulated.

Carried Unanimously

C. DELEGATIONS AND PETITIONS: NIL

D. BUSINESS ARISING FROM THE MINUTES / UNFINISHED BUSINESS: NIL

E. NEW BUSINESS:

1. Standing Committee on Economic Development Minutes

10-99 MOVED Councillor Wilkins Seconded Councillor Wright **THAT** the Minutes from the Standing Committee on Economic Development for the District of Wells be received

Carried Unanimously

2. District of Wells Municipal Sani-Dump Station - Mayor Vermette

Mayor Vermette noted that there had been a large number of enquiries over the years in regards to whether there is a sani-dump station located within the District of Wells. Mayor Vermette noted that he would like staff to investigate the possibility of having a municipality run sani-dump station installed, with the idea being that it would be a revenue generator so we are not in conflict with Barkerville Campgrounds and their sani-dump. Mayor Vermette noted that staff should investigate locations, costs and legalities in relation to the idea. Councillor Wright noted that staff could check with Good Sam Club to see what makes a really good sani-dump if we proceed. The Administrator noted that the City of Prince George had installed a couple of sani-dumps and he may have access to their blueprints for a municipal sani-dump.

10-100 **MOVED** Councillor Wallace Seconded Councillor Wright **THAT** staff investigate the establishment of a municipal operated sani-dump station.
Carried Unanimously

3. Smilin' Jack Lease Report

The Deputy Clerk gave an overview of the Smilin' Jack Lease Report. Councillor Wilkins asked why a waiver for canoe rental wouldn't be good enough. The Deputy Clerk noted that the Municipal Insurance Association had noted that a waiver wouldn't be good enough and would still expose the municipality to liability. Councillor Wright asked why the District of Wells wasn't charging rent for use of District of Wells land for a commercial purpose when other competing businesses are having to pay for their land costs. General discussion took place in regards to the merit of having lessee's of District of Wells land have to pay for the rental of space. The Administrator noted that the situation arose because the District of Wells thought that the original business located at the Jack O' Clubs pullout would be beneficial to attract people to the Visitor Centre; he also noted that the original lessee also maintained the grounds of the Jack O' Clubs pullout along with paying for their hydro costs. The history of the lease of the Jack O' Clubs pullout to the Rocker Box and Smilin' Jacks was discussed. Mayor Vermette said that he agreed with Councillor Wright's position that the District of Wells should be charging for the use of its land for commercial purposes. Councillor Wallace noted that if the lessee wants to rent the space they should be charged a nominal fee. Councillor Wright noted that the problem is that a business is getting a free ride and that a fee should be charged; he said that the fee should be less for 2010 as it is late in the planning season, with the understanding that the fee would go up for 2011.

10-101 **MOVED** Councillor Wilkins Seconded Councillor Wallace **THAT** the District of Wells maintain the existing requirements for the lease of the Jack O' Clubs Visitor Centre pullout space to Dave Hopkins, operator of Smilin' Jack Chip Shack and Canoe Rentals; including the requirement that the lease agreement be renewed on a year-to-year basis and the requirement for the lessee to have liability insurance in the amount of \$2,000,000 (Two Million Dollars) with the District of Wells named as a co-insured.
Defeated - Councillors Campbell, Wright and Wilkins opposed

10-102 **MOVED** Councillor Wright Seconded Councillor Wallace **THAT** any business leasing property from the District of Wells be required to have liability insurance in the amount of \$2,000,000 (Two Million Dollars) with the District of Wells named as a co-insured.
Carried Unanimously

10-103 **MOVED** Councillor Wright Seconded Councillor Wilkins **THAT** Council authorizes staff to negotiate a lease with Dave Hopkins, operator of Smilin' Jack Chip Shack, with the caveat that the lessee has to pay a rental fee for the use of District of Wells land. The fee will be at a reduced rate for 2010 with the understanding that the 2011 rate would be charged at market prices.
Carried Unanimously

F. CORRESPONDENCE:

1. 10.04.28 Kara Haack, Secretary, Wells-Barkerville School PAC re: Letter of Support for Wells-Barkerville School Principal.
Mayor Vermette noted that contacting School District # 28 Administration to find out what direction they're heading in prior to Council writing a letter would be good.
10-104 MOVED Councillor Wallace Seconded Councillor Wright **THAT** the 10.04.28 letter from Kara Haack, Secretary, Wells-Barkerville School PAC re: Letter of Support for Wells-Barkerville School Principal be received.
Carried Unanimously

2. 10.04.29 Rob Ballinger, RPF, Planning Coordinator, West Fraser Mills Ltd. re: Cutting Permit for Mountain Pine Beetle attacked stands in the Jack O' Clubs Lake area.
General discussion took place in regards to the area that is proposed to be cut by West Fraser Mills Ltd.
10-105 MOVED Councillor Wallace Seconded Councillor Wilkins **THAT** the 10.04.29 letter from Rob Ballinger, RPF, Planning Coordinator, West Fraser Mills Ltd. re: Cutting Permit for Mountain Pine Beetle attacked stands in the Jack O' Clubs Lake area be received.
Carried Unanimously

3. 10.04.29 Maxine Knopp, NCLGA re: Meeting with MLA Pat Pimm, Chair of BC Government Northern Caucus.
Mayor Vermette noted that he had been requested to meet with other Cariboo Regional District (CRD) mayors at the North Central Local Government Association Conference in Smithers but that he would not be attending. He added that he informed the CRD that there would be two Councillors attending the conference along with the Deputy Clerk.
10-106 MOVED Councillor Wright Seconded Councillor Wilkins **THAT** the 10.04.29 letter from Maxine Knopp, NCLGA re: Meeting with MLA Pat Pimm, Chair of BC Government Northern Caucus be received.
Carried Unanimously

G. BYLAWS AND RESOLUTIONS:

1. Wells Official Community Plan Designation Bylaw No. 106, 2010
10-107 MOVED Councillor Wright Seconded Councillor Wilkins **THAT** Council give third and final reading to and approve the Wells Official Community Plan Designation Bylaw No. 106, 2010.
Carried Unanimously

- 10-108 MOVED** Councillor Wright Seconded Councillor Wilkins **THAT** Council give final reading to and approve the District of Wells Financial Plan Bylaw No. 107, 2010.
Carried Unanimously

H. REPORTS:

1. Superintendent of Public Works Report
The Superintendent of Public Works provided a verbal report.

2. Fire Chief Report
The Fire Chief provided a verbal report.
- 10-109** **MOVED** Councillor Wilkins Seconded Councillor Wright **THAT** the Superintendent of Public Works and Fire Chief Reports be received.
Carried Unanimously

I. CONSENT CALENDAR:

- 10-110** **MOVED** Councillor Wallace Seconded Councillor Wilkins **THAT** the Consent Calendar be adopted as amended as follows:
1. 10.03.29 Dan Richards and David Sparanese, Public Works Association of British Columbia, re: National Public Works Week, May 16-22, 2010.
 2. 10.04.22 Derek Corrigan, Mayor, City of Burnaby re: Canada and the United States Agreement on the Buy American provisions of the American Recovery and Reinvestment Act.
 3. 10.04.22 Sandra Dowey, City Clerk, City of North Vancouver re: Contract Renewal with the RCMP.
 4. 10.04.26 Bruce Dewar, Chief Executive Officer, 2010 Legacies Now re: 2010 Legacies Now Scrapbook (Scrapbook available from Receptionist).
 5. 10.04.29 UBCM Community Economic Development Committee re: UBCM Economic Development Report (Report available from Receptionist).
- Carried Unanimously

J. INFORMATION AND ANNOUNCEMENTS:

1. Council Members:
Councillor Wallace noted that the World Host Training trip that she took on behalf of the Wells & District Chamber of Commerce was unsuccessful due to the high level of prerequisites that were required to complete the training. Councillor Wright asked for more information in regards to the requirements and noted that it seems counterproductive for the World Host Program to have such unrealistic standards. Councillor Wallace provided more information on the World Host Program.

Councillor Wilkins noted that she was looking forward to attending the North Central Local Government Association Conference in Smithers.

Councillor Wright asked for an update on the parking letter that is going out to local businesses. The Deputy Clerk noted that the letter hadn't been sent yet, but that staff were working on it. Councillor Wright also noted that he felt like the District of Wells representative on the Barkerville Heritage Trust board wasn't providing Council with enough of an opportunity for input and internal board information. Councillor Wright said that the District of Wells should be getting board level reports back from the District of Wells representative on the Barkerville Heritage Trust. General discussion took place in regards to the District of Wells representative on the Barkerville Heritage Trust and the level of information that the representative should provide the District of Wells. The Administrator noted that giving the District of Wells representative on the Barkerville Heritage Trust board more input prior to any meeting with Council to lay out Council's expectations would be a good idea. Councillor Wright also

provided more information on the Rural Tourism Conference he attended in April.

- 10-111** **MOVED** Councillor Wright Seconded Councillor Wilkins **THAT** staff arrange an in-camera meeting with the District of Wells representative on the Barkerville Heritage Trust board, and that the meeting Agenda and topics be discussed with the District of Wells representative on the board prior to the meeting.

Carried Unanimously

2. Staff:

The Administrator noted the Wells Community Garden group had requested to use the upstairs meeting room for an event on May 13, 2010 and that the District of Wells had hired a Municipal Utilities Person who would be starting in mid-May. The Administrator also asked if Council had written a letter of support for Island Mountain Arts in their letter writing campaign. It was noted that Council hadn't.

- 10-112** **MOVED** Councillor Wilkins Seconded Councillor Wright **THAT** staff write a letter of support for Island Mountain Arts.

Carried Unanimously

3. Public Gallery: NIL

K. ADJOURNMENT:

- 10-113** **MOVED** Councillor Wilkins Seconded Councillor Wallace **THAT** the meeting adjourn at 8:12.

Carried Unanimously

John P.S. Vermette, Mayor

Gary Champagne, CAO