

A regular meeting of the District of Wells Council was held November 18, 2014 at 7:00 P.M. in Council Chambers, 4243 Sanders Avenue, Wells, BC V0K 2R0

## MINUTES

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**PRESENT:** Mayor Robin Sharpe and Councillors Judy Campbell, Mike Wallace, Virginia Wilkins and Richard Wright

**ALSO PRESENT:** Katrina Leckovic, C.A.O.; Margaret Inoue, Marketing and Economic Development Officer; Patrick Kearns, Grant Writer and Deborah McKay, Deputy Clerk.

**PUBLIC GALLERY:** 8 People

**A. CALL TO ORDER AND AGENDA ADOPTION:**

**14-241 MOVED** Councillor Wright Seconded Councillor Wallace **THAT** the Agenda be adopted as amended as follows:

F.3 14.11.16 Yael Wand, President, Island Mountain Arts re: School User Groups

Carried Unanimously

**B. ADOPTION OF MINUTES:**

1. Minutes of Regular Council Meeting, November 4, 2014  
**14-242 MOVED** Councillor Wallace Seconded Wilkins **THAT** the minutes of the Regular Council Meeting, November 4, 2014 be adopted as circulated.  
Carried Unanimously

**C. DELEGATIONS AND PETITIONS: NIL**

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

**E. NEW BUSINESS:**

1. Winter Break Policy  
**14-243 MOVED** Councillor Wilkins Seconded Councillor Wright **THAT** Council receive and approve the Winter Break Policy and report.  
Carried Unanimously

2. Grants-In-Aid Policy  
**14-244 MOVED** Councillor Wallace Seconded Councillor Wright **THAT** Council receive the Grants-In-Aid Policy report.  
Carried Unanimously

**14-245 MOVED** Councillor Wallace Seconded Councillor Wright **THAT** Council approve the Grants-In-Aid Policy as amended with the addition of "In extenuating circumstances, more than one application per organization may be considered in a funding year."  
Carried Unanimously

3. Resolution of Support for Business Façade Improvement Grant  
**14-246** **MOVED** Councillor Wright Councillor Seconded Councillor Wallace **THAT** Council receive the Resolution of Support for Business Façade Improvement Grant report.

Carried Unanimously

- 14-247** **MOVED** Councillor Wallace Seconded Councillor Wilkins **THAT** Council support the application by the District of Wells to Northern Development Initiative (NDI)'s Façade Improvement Program for a grant of up to \$20,000 from the Cariboo-Chilcotin/Lillooet Regional Development Account.

Carried Unanimously

F. CORRESPONDENCE:

1. 14.11.10 Lindsay Read, President, Wells and Area Community Association re: Letter of Support for Community Gaming Grant Application  
**14-248** **MOVED** Councillor Wilkins Seconded Councillor Wallace **THAT** the 14.11.10 letter from Lindsay Read, President, Wells and Area Community Association re: Letter of Support for Community Gaming Grant Application be received.

Carried Unanimously

- 14-249** **MOVED** Councillor Wright Seconded Councillor Wallace **THAT** Council direct staff to write a letter of support in regards to the Wells and Area Community Association (WAACA)'s application for funding through a Community Gaming Grant.

Carried Unanimously

2. 14.11.13 Julie Fowler, Executive Director, Island Mountain Arts re: School Rental Agreement Termination  
Councillor Campbell noted that she understood that the daycare would vacate the school on an ongoing basis. She noted that Council had passed two motions giving IMA the go-ahead to renovate the school. Lastly, Councillor Campbell noted that she was concerned and hoped that the new Council would work hard to come up with some solutions for IMA and help them find a replacement space.

Councillor Wilkins noted that at the School Use Committee meetings, when it was discussed what IMA was going to do, Elsie Wiebe, who represented Huckleberry Daycare, said that the Daycare would move out of the classroom in the school for the summers in order for IMA to use the classroom in July and August. Councillor Wilkins noted that she does not think that it is fair that this plan had been changed.

Councillor Wright noted that part of the problem is that the tacit agreement with IMA was casual with a general understanding and he further noted that there needed to be a policy in place, subject to a needs assessment report. Lastly, Councillor Wright noted that the school issue needed to be revisited to see what the opportunities are and he inquired as to the possibility of IMA's newly acquired building providing some space that was needed by IMA.

Councillor Wallace noted that he was under the impression that the Daycare would be moving out in the summer so that IMA could hold their classes and further noted that he did not care for the tone of the letter from IMA.

The Administrator noted that the Daycare would be moved out for the summer of 2015, but that a condition of the funding was that the Daycare would be in the space for at least 5 years. The Administrator further noted that there was no formal agreement in place with IMA, with the only correspondence from IMA being a letter stating that IMA would rent the School up to and including the summer of 2015. The Administrator noted that that, in addition to the agreement in principle with the Daycare, the District is applying for additional funding to do other upgrades to the school including windows, painting and some heating. The Administrator noted that the funding received for the Daycare was to be used as leverage, therefore incurring no cost to the District. The Administrator noted that there weren't any options for the daycare to move as they needed to be in the school to obtain 90% funding. The Administrator also noted that the District is willing to work with the groups to try to resolve the conflict. Lastly, the Administrator noted that IMA would be in the school for the summer of 2015 as the Daycare was moving which would give IMA some time to look for other space.

The Mayor noted that the School Committee went through the whole process and he that he was disappointed that there the decision made was not agreeable to everybody concerned.

David Harder, representing IMA, noted that, during the School Use Committee meetings, IMA expressed the desire to establish a solution that all groups were satisfied with in regards to the use of the space at the school. Mr. Harder noted that initially the discussion was about IMA not compromising their programming, which had been ongoing for forty years, as well as the renovations IMA would undertake which had been approved by Council. Mr. Harder further noted that a lot of details didn't get fully flushed out during the meetings. Mr. Harder noted that IMA had a tacit agreement throughout the years to rent the upstairs rooms in the school with 2015 being the last agreement in place. Lastly, David Harder noted that IMA is fully behind the idea of a daycare and does not want to impeded anyone's progress and he expressed hope that all the groups could work together.

Dawn Leroy, representing the Huckleberry Daycare, noted that Elsie Wiebe had agreed to move the Daycare out of the school if it was the only option available, as relocating is a lot of work. Mrs. Leroy noted that consistency and staying in the school are both really important to the children. The Grant proposal ensures that there is another washroom and a huge storage locker for all groups as well as soundproofing between classrooms. Mrs. Leroy also noted that the daycare and IMA will not interfere with each other. Lastly, Mrs. Leroy noted that, in her opinion, moving IMA programming would be much easier than moving the Daycare.

Councillor Campbell summarized the issue: The Daycare needs to be in the School. IMA needs an additional classroom space. There is unused room in the school and the United Church, if fully restored, could become a major part of IMA's programming. Councillor Campbell expressed hope that all involved, including the new Council could go forward and take this issue seriously so that IMA does not have to cancel programming.

In response to Councillor Wright's question about the new space that IMA had purchased, Rebecca McCarthy noted that the new space is slated for accommodation and eventually artist's retreats. Studio space in the building is limited because it is not ready to be used and it would take away from accommodation space. Ms. McCarthy also noted that, long term, IMA is looking into the possibility of building a new building on the property or an addition on the existing building. The Mayor inquired if the classroom for IMA had to be in the school. Ms. McCarthy responded that it was a priority to keep everything in the school to keep the cohesiveness of the groups, particularly the Tony Only Artist's Project. Ms. McCarthy inquired if the District would consider giving IMA a reduction in the rent over the long term as compensation for the financial loss of the investment in the space. Lastly, Rebecca McCarthy noted that it was important to her that all groups could use the School without a conflict.

Councillor Wallace suggested the Wells Historical Society storage room in the basement of the school be looked at as a possible room to use.

- 14-250** **MOVED** Councillor Wilkins Seconded Councillor Wright **THAT** the 14.11.13 letter from Julie Fowler, Executive Director, Island Mountain Arts re: School Rental Agreement Termination be received.  
Carried Unanimously

- 14-251** **MOVED** Councillor Campbell Seconded Councillor Wilkins **THAT** Council work with Island Mountain Arts (IMA) and the Huckleberry Daycare to find alternate space in the Wells School to accommodate both groups and **THAT** funding continue to be actively sought for the restoration of the United Church.  
Carried Unanimously

3. 14.11.16 Yael Wand, President, Island Mountain Arts re: School User Groups

- 14-252** **MOVED** Councillor Wilkins Seconded Councillor Campbell **THAT** the 14.11.16 letter from Yael Wand, President, Island Mountain Arts re: School User Groups be received.  
Carried Unanimously

G. BYLAWS AND RESOLUTIONS: NIL

H. REPORTS:

1. Marketing and Economic Development Officer (EDO)  
The EDO provided a verbal overview of her report and noted that the grant was submitted for the United Church and that she was working on the Canada Winter Games.

- 14-253** **MOVED** Councillor Wallace Seconded Councillor Wilkins **THAT** the Marketing

and Economic Development Officer (EDO) Report be received.  
Carried Unanimously

I. CONSENT CALENDAR:

**14-254** **MOVED** Councillor Wilkins Seconded Councillor Wright **THAT** the Consent Calendar be adopted as amended as follows:

1. 14.10.29 Al Richmond, Chair, Cariboo Regional District re: Canada Winter Games- Opportunity to Showcase our Region (see Deputy Clerk for report).
2. 14.11.03 Honourable Todd G. Stone, Minister of Transportation and Infrastructure re: Thank You.
3. 14.11.05 Richard Truscott, Director of Provincial Affairs, BC, Canadian Federation of Independent Business (CFIB) re: *Municipal Spending Watch*.

Carried Unanimously

4. 14.11.07 Honourable Steve Thomson Minister of Forests, Lands and Natural Resource Operations re: Thank You for Meeting at UBCM.

**14-255** **MOVED** Councillor Wright Seconded Councillor Wilkins **THAT** staff write another letter to the Honourable Steve Thomson- Minister of Forests, Lands and Natural Resource Operations and the Honourable Coralee Oakes -Minister of Community, Sport and Cultural Development, in regards to the Indian Creek Bridge removal which included photos taken by the Mayor which illustrate that debris build up is not the problem with the bridge.

Carried Unanimously

5. 14.11.14 Honourable Andrew Wilkinson, Minister of Technology, Innovation and Citizens' Services re: Wells-Grant in Lieu.

**14-256** **MOVED** Councillor Campbell Seconded Councillor Wilkins **THAT** staff contact the Real Property Division of the Ministry of Technology, Innovation and Citizens' Services to find out why the District of Wells was only paid taxes for one piece of property.

Carried Unanimously

J. INFORMATION AND ANNOUNCEMENTS:

1. Council Members:

**Councillor Wright** noted that it's great to see so many people at the Council meeting and suggested that there could be a coffee meeting before or after the Council meeting to encourage people to come out. Councillor Wright also noted that an open house hosted by the Wells Volunteer Fire Brigade may also be beneficial. Councillor Wright further noted that the Emergency Planning Committee needed to meet and plan an emergency exercise drill, update the phone tree and get the emergency plan updated. Lastly, Councillor Wright noted that there were still speeding issues on the highway, which is detailed on the speed sign readout. For example, in a one month period, five vehicles were recorded speeding up to 80 k/h while in August 2 vehicles were recorded at 105 k/h. Councillor Wright noted that, in general, Barkerville Gold Mines (BGM) vehicles had sped up again and that a meeting is needed with RCMP to discuss

speeding on the highway in Wells.

**Councillor Campbell** bid the Mayor and fellow Councillors goodbye after 16 years of serving on Council. Councillor Campbell wished the new Council all the best and noted that it had been her pleasure to serve the community all these years.

**Councillor Wallace** cautioned the new Council that there is a speeding issue that needs to be dealt with. Councillor Wallace noted that it had been good to serve on Council for 3 years and that he wished the incoming Council all the best.

**Councillor Wilkins** noted that she had enjoyed working with Councillors Campbell and Wallace and that she will miss them. Councillor Wilkins thanked the people who voted and the candidates who ran in the 2014 Election. Councillor Wilkins welcomed Mandy Kilsby and Lorraine Kozar to Council. She enjoys working with the public and is looking forward to continuing as a Councillor for the next term.

**The Mayor** thanked Councillors Campbell and Wallace for their service on Council and noted that he and Councillor Campbell had worked together for seventeen and a half years.

2. Staff:

**The Marketing and Economic Development Officer (EDO)** noted that Volunteer Night was at 7:00 PM on Thursday, November 20, 2014 in the Banquet Room. The EDO also noted that West Fraser was hosting an open house on November 25, 2014 from 5-8:00 PM in the Banquet Room. Lastly, the Marketing and Economic Development Officer noted that staff had spoken to the CRD in regards to burning at the dump on poor venting days.

**The Deputy Clerk** noted that the Flu Clinic was on November 19, 2014 from 9 - 10:30 AM for eligible people in the Seniors' Room at the Hall and that the next Community Potluck was on November 27<sup>th</sup> at 6:00 PM in the Banquet Room. The Deputy Clerk also noted that the Council meeting on December 2<sup>nd</sup>, 2014 was the inaugural meeting. The Deputy Clerk noted that she had spoken to Dennis Manuel, Superintendent of Public Works, in regards to his wife, Wanda Johnstone. Ms. Johnstone has received surgery and should be home soon. Lastly, the Deputy Clerk noted that Rod Peck from TELUS had phoned the District office twice to apologize for the lack of communication in advance from TELUS in regards to the phone lines being out of service in Wells for 8 hours on November 13, 2014 and that Mr. Peck had assured the District that he would do his best to make sure it never happens again.

**The Administrator** noted that the smoke caused by West Fraser burning during the week of November 10, 2014, which resulted in some health issue complaints, was followed up by the EDO and resulted in a personal apology by

a representative of West Fraser. The Administrator noted that staff reiterated to the West Fraser representative that the District of Wells must be informed when burning was planned in our area.

3. Public Gallery:

**Kelsey Dodd** noted that she had spoken to Councilor Wright, the Administrator and Bill Horne requesting that if there were concerns in regards to Barkerville Gold Mines (BGM) to please contact BGM directly instead of posting on Facebook.

**14-257** **MOVED** Councilor Wright Seconded Councilor Wilkins **THAT** Council send flowers to Wanda Johnstone who is in the hospital.

Carried Unanimously

K. ADJOURNMENT:

**14-258** **MOVED** Councilor Wallace Seconded Councilor Campbell **THAT** the meeting adjourn at 8:00 PM.

Carried Unanimously

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Robin Sharpe, Mayor

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Katrina Leckovic, CAO