

A regular meeting of the District of Wells Council was held June 14, 2016 at 7:00 P.M. in Council Chambers, 4243 Sanders Avenue, Wells, BC V0K 2R0

MINUTES

PRESENT: Mayor Robin Sharpe; Councillors Lorraine Kozar; Mandy Kilsby Virginia Wilkins; and Richard Wright

ALSO PRESENT: Andrew Young, C.A.O.; Margaret Inoue, Marketing and Economic Development Officer; John Aitken, Public Works Superintendent and Deborah McKay, Deputy Clerk

PUBLIC GALLERY: 7 People

A. CALL TO ORDER AND AGENDA ADOPTION:

16-129 MOVED Councillor Wright, Seconded Councillor Wilkins **THAT** the Agenda be adopted as amended as follows:

F. 9. Board of Variance 2016-2019
Carried Unanimously

B. ADOPTION OF MINUTES:

1. Minutes of Regular Council Meeting, May 17, 2016
16-130 MOVED Councillor Wilkins, Seconded Councillor Kozar **THAT** the minutes of the Regular Council Meeting, May 17, 2016 be adopted as circulated.
Carried Unanimously

C. DELEGATIONS AND PETITIONS:

1. Presentation by Island Mountain Arts re: ArtsWells Festival 2016 Plans and Procedures
16-131 MOVED Councillor Kozar, Seconded Councillor Wilkins **THAT** Council receives the presentation by Island Mountain Arts re: ArtsWells Festival 2016 Plans and Procedures.
Carried Unanimously

D. BUSINESS ARISING FROM THE MINUTES / UNFINISHED BUSINESS:

1. Update concerning the Wells Best Seniors' Centre and the Primary Care Health Clinic in the Wells Community Hall
The Mayor noted that he, along with the Administrator, had a meeting with the Seniors last week. The Mayor requested a motion to rescind Resolution 16-117 which was passed at the May 17, 2016 Council meeting.
Carried Unanimously
16-132 MOVED Councillor Wilkins, Seconded Councillor Kozar **THAT** Resolution 16-117 be rescinded.
Carried Unanimously

E. COMMITTEE OF THE WHOLE

The Mayor noted that we are moving into Committee of the Whole (COW) in order that issues may be discussed freely by Council and to engage the Public Gallery.

16-133 MOVED Councillor Wilkins, Seconded Councillor Kozar **THAT** Council proceeds to a meeting of Committee of the Whole.

Carried Unanimously

1. Housing and Accommodation needs in Wells

The Administrator provided a verbal overview of the report.

The Mayor noted the following:

- Barkerville Gold Mines (BGM) could possibly lobby for the release of Crown lots
- The Crown lots in South Wells, which are hooked up to sewer and water and will not be released due to possible contamination, may be available to lease on a seasonal, short-term basis.

Councillor Wright noted that the District consider the following:

- Changing the zoning bylaws.
- Purchasing more lots that could be used for tiny houses.
- Servicing more lots.
- Target short-term accommodations such as tiny houses.

Dave Jorgenson, Wells resident noted the following:

- The District of Wells could review the Bylaws which restrict the size and number of houses that can be built on a lot; and the ability to live in a tiny house or mobile home all year round.
- A Housing Task Force would be beneficial.
- There are tiny homes for lease as well as for sale which are ready to move into and reasonably priced.

Councillor Wilkins noted

- There are serviced Crown lots in Wells which have not been opened up.
- The Bylaws should be revisited.

The Marketing and Economic Development Officer noted the following:

- A Housing Committee was struck by Council in the past.
- There is the issue of the preservation of the façades of Wells.
- Two of the five Crown lots released have sold. If people buy lots they need to be developed
- There are still many other lots for sale.

Chris Pharness of Barkerville Gold Mines (BGM) noted the following:

- This is a good opportunity to work together.
- The White Cap Motel is operating in a room and board capacity, which is not an ideal situation for BGM.

The Administrator noted that he discussed a tiny houses/ Crown land development partnership with Ed Coleman, CEO of Barkerville.

Councillor Wright noted that we have three separate issues:

1) Seniors housing; 2) Seasonal housing; 3) Daily rentals

Councillor Wright noted that the Buxton RV Park near the Barkerville Highway is a potential area for a tiny house community.

The Mayor noted we need Seniors' housing that have one floor and are easy to maintain and that there may be grants available for Seniors' housing.

The Administrator noted that the development of a Seniors' living complex would free up other houses and lots in Wells that could then be rented and/or developed.

Councillor Wright suggested that vintage trailers, such as Airstreams, could be rented out as overnight accommodations.

The Public Works Superintendent (PWS) noted that sewer/water systems are aging and are not available throughout the townsite.

Judy Halverson, Wells resident noted that Seniors' Housing was a must or people will continue to leave town because they cannot use stairs or shovel snow on their properties.

The Administrator noted that staff would be happy to compile the information that was gathered at this Committee of the Whole session and bring it back to Council for further thought and consideration.

16-134 **MOVED** Councillor Wilkins, Seconded Councillor Wright **THAT** the Committee of the Whole receives the staff report concerning Housing and Accommodation needs in Wells for information and discussion purposes.

Carried Unanimously

16-135 **MOVED** Councillor Wilkins, Seconded Councillor Wright **THAT** the Committee of the Whole recommends that Council directs staff to investigate changing the Bylaws to include tiny houses.

Carried Unanimously

2. 2016 UBCM Convention - potential Ministerial meetings

The Administrator provided a verbal overview of the report.

Councillor Wright noted that it would be useful to know if the meetings at UBCM meetings in the past have been effective. He also noted that Wells is a very small community that may be overlooked.

The Mayor noted that the Mayors' meeting with the Premier last year about Barkerville, held at UBCM helped insure that Barkerville has funding for the next three years. The Mayor also noted that the release of Crown land was the result of lobbying Ministers at UBCM over several years. The Mayor commented that Wells is a small but very vocal community.

Councillor Wilkins noted that the Wells Community Forest was also a result of lobbying at UBCM.

Councillor Kozar noted that it was important to be present at UBCM and to continue to be vocal.

Councillor Kilsby noted that we are a very small community through which many people pass; therefore we can have a wide reaching effect.

Bill Horne, Wells resident noted that it would be useful to keep Provincial Minister Honourable Coralee Oakes, MLA in the loop regarding the Lowhee Dike. Mr. Horne also noted that he would like a meeting with the Administrator to discuss the cultural programming issues.

The Mayor noted that Minister Oakes was a real advocate for Wells. The Mayor also noted that Council would choose the most important issues to move forward on regarding the 2016 UBCM Convention.

Dave Jorgenson, Wells resident noted that, in his opinion, Infrastructure Upgrades; and Visual Quality Protection are the two most important issues.

Chris Pharness of Barkerville Gold Mines noted that there will be an open pit mine up on the hill which will also affect Visual Quality.

The Administrator noted that staff will refine the request list for UBCM. The Administrator also noted that three phase power was an issue that could be considered. The Mayor agreed.

16-136 **MOVED** Councillor Wilkins, Seconded Councillor Wright **THAT** the Committee of the Whole receives the staff report concerning potential Ministerial meeting items in preparation for the 2016 UBCM convention.
Carried Unanimously

16-137 **MOVED** Councillor Wilkins, Seconded Councillor Wright **THAT** the meeting of Committee of the Whole be adjourned.
Carried Unanimously

A ten minute break was taken at 8:50

F. NEW BUSINESS:

1. 2016 Statement of Financial Information (SOFI) report

16-138 **MOVED** Councillor Wright, Seconded Councillor Wilkins **THAT** Council receives the 2016 Statement of Financial Information (SOFI) report and approves the Statement of Financial Information (SOFI) report for the year ended December 31, 2015, as presented.
Carried Unanimously

2. 2016 Annual Community Report

16-139 **MOVED** Councillor Wright , Seconded Councillor Wilkins **THAT** Council receives the 2016 Annual Community Report for the year ended December 31, 2015, as presented, for public review and comment; and **THAT** Council gives notice in accordance with the Community Charter (BC) requirements for public notice that the District of Wells 2016 Annual Community Report for the year ended December 31, 2015 will be presented at an annual meeting to be held on June 28, 2016 at the District of Wells Council Chamber at 7:00 PM in order to receive public comment.

Carried Unanimously

3. Closure of ATV – ORV corridor/s during ArtsWells 2016

16-140 **MOVED** Councillor Wright, Seconded Councillor Wilkins **THAT** Council receive the Closure of ATV – ORV corridor/s during ArtsWells 2016 report; and **THAT** Council supports the closure of the District of Wells All Terrain Vehicle – Off-road Recreational Vehicle corridor/s within the Wells townsite from July 29th through August 1st, 2016 inclusive in support of the 2016 ArtsWells festival.

Carried Unanimously

4. Proposed usage of Wells Visitor Information Centre by Island Mountain Arts during 2016 ArtsWells Festival

16-141 **MOVED** Councillor Wright, Seconded Councillor Wilkins **THAT** Council receives the proposed usage of Wells Visitor Information Centre by Island Mountain Arts during 2016 ArtsWells Festival Report; and **THAT** Council Permits Island Mountain Arts to use the Wells Visitor Information Centre from July 22nd to August 3rd inclusive to support the 2016 ArtsWells festival and **THAT** Council approves the festival plans for ArtsWells 2016.

Carried Unanimously

16-142 **MOVED** Councillor Wright, Seconded Councillor Wilkins **THAT** Council directs staff to write a letter to Island Mountain Arts (IMA) in support of lowering the speed limit on Highway 26 during ArtsWells 2016.

Carried Unanimously

5. Proposed changes to Council Regular Meeting Schedule

16-143 **MOVED** Councillor Kozar, Seconded Councillor Wilkins **THAT** Council receives the proposed changes to Council Regular Meeting Schedule report; and **THAT** Council approves the changes to the Regular Council Meeting schedule and Committee of the Whole schedule as outlined in this report.

Carried Unanimously

6. Forest Practices Board

16-144 **MOVED** Councillor Wilkins, Seconded Councillor Kozar **THAT** Council receives The Forest Practices Board report and directs staff to seek addition development information on upcoming development blocks.

Carried Unanimously

7. Forest Visual Quality Objectives

16-145 **MOVED** Councillor Wright Seconded Councillor Wilkins **THAT** Council receives

the report concerning Forest Visual Quality Objectives (VQO) and await the results of the most recent VQO review before taking further action on VQO modification.

Carried Unanimously

8. Delegation of representation on P4HC sub-committee

16-146 MOVED Councillor Wright, Seconded Councillor Wilkins **THAT** Council receives the Delegation of representation on P4HC sub-committee report; and **THAT** Council approves the delegation of representation on the P4HC sub-committee to Melinda Zambon.

Carried Unanimously

5. Board of Variance 2016-2019

16-147 MOVED Councillor Wright, Seconded Councillor Wilkins **THAT** Council receives the Board of Variance 2016-2019 report and approves the appointments of Anne Laing; James Douglas; and Mia Cirotto to the Board of Variance for the three-year term commencing June 15, 2016.

Carried Unanimously

G. CORRESPONDENCE:

1. 16.05.19 Gary and Linda Champagne re: Dave Hendrixson Memorial

16-148 MOVED Councillor Wilkins, Seconded Councillor Wright **THAT** the 16.05.19 letter from Gary and Linda Champagne re: Dave Hendrixson Memorial be received and **THAT** Council approves the request to name the Ball Diamond the "Dave Hendrixson Field".

Carried Unanimously

2. 16.05.31 Janis Bell, Chief Administrative Officer, Cariboo Regional District re: Fibre Supply

16-149 MOVED Councillor Wilkins, Seconded Councillor Kozar **THAT** the 16.05.31 letter from Janis Bell, Chief Administrative Officer, Cariboo Regional District re: Fibre Supply be received.

Carried Unanimously

3. 16.06.01 Christy Clark, Premier re: Meeting requests at 2016 UBCM

16-150 MOVED Councillor Wilkins, Seconded Councillor Wright **THAT** the 16.06.01 letter from Christy Clark, Premier re: Meeting requests at 2016 UBCM be received.

Carried Unanimously

4. 16.06.03 Donald McInnis, Past Chair, Prostate Cancer Canada re: Your Support requested Prostate Cancer Canada UBCM Resolution

16-151 MOVED Councillor Wilkins, Seconded Councillor Kozar **THAT** the 16.06.03 letter from Donald McInnis, Past Chair, Prostate Cancer Canada re: Your Support requested Prostate Cancer Canada UBCM Resolution be received; and **THAT** Council declare September 2016 Prostate Cancer Month; and **THAT** Council direct staff to write a letter of support for the resolution regarding PSA testing fees to be covered by the Provincial Government.

Carried Unanimously

5. 16.06.08 Peter Fassbender, Minister of Community, Sport and Cultural Development and Minister Responsible for TransLink re: Meeting requests at 2016 UBCM
16-152 **MOVED** Councillor Wilkins, Seconded Councillor Wright **THAT** the 16.06.08 letter from Peter Fassbender, Minister of Community, Sport and Cultural Development and Minister Responsible for TransLink re: Meeting requests at 2016 UBCM be received.
Carried Unanimously
6. 16.06.08 Judy Halverson, Secretary, Wells Best Seniors Association re: Ray Davis Room - Wells Best Seniors Association
16-153 **MOVED** Councillor Wilkins, Seconded Councillor Kozar **THAT** the 16.06.08 letter from Judy Halverson, Secretary, Wells Best Seniors Association re: Ray Davis Room - Wells Best Seniors Association be received.
Carried Unanimously

G. BYLAWS AND RESOLUTIONS: NIL

H. REPORTS:

1. Marketing & Economic Development Officer Report & Fire Chief Report
16-154 **MOVED** Councillor Wright Seconded Councillor Wilkins **THAT** the Marketing and Economic Development Officer report and the Fire Chief report be received.
Carried Unanimously
2. Public Works Superintendent (PWS) Report
16-155 **MOVED** Councillor Wright, Seconded Councillor Wilkins **THAT** the Public Works Superintendent report be received.
Carried Unanimously
3. Cheque Register 16.05.01 to 16.05.31
16-156 **MOVED** Councillor Wright, Seconded Councillor Kozar **THAT** Council approves Electronic Fund Transfers and Cheques 4664 to 4719 from Integris Credit Union for the period of May 1, 2016 to May 31, 2016 for a total amount of \$54,473.46.
Carried Unanimously
4. Outstanding Actions Item Report
16-157 **MOVED** Councillor Wilkins, Seconded Councillor Kozar **THAT** the Outstanding Actions Item Report be received.
Carried Unanimously

I. COMMITTEE REPORTS: NIL

J. CONSENT CALENDAR:

- 16-158** **MOVED** Councillor Wright Seconded Councillor Wilkins **THAT** the Consent Calendar be adopted as amended as follows:
1. 16.05.13 Gordon Ruth, Auditor General for Local Government re: AGLG Performance Audit – “Local Government’s Role in Ensuring Clean Drinking Water”

Carried Unanimously

2. 16.05.17 Lindsay Read, Executive Director, Wells and Area Community Association re: Update on Status of Huckleberry Daycare
16-159 MOVED Councillor Wright Seconded Councillor Wilkins **THAT** the 16.05.17 letter from Lindsay Read, Executive Director, Wells and Area Community Association re: Update on Status of Huckleberry Daycare be received.
Carried Unanimously

K. INFORMATION AND ANNOUNCEMENTS:

1. Council Members:

Councillor Wright noted:

- He is meeting the Minister of Multiculturalism to look at the Barkerville Cemetery on June 15, 2016.
- The Theatre Royal opening gala event and Barkerville Heritage Trust (BHT) meeting will take place on June 18, 2016. The Chinese delegation will be in attendance for the full day.

Councillor Wilkins noted the following:

- Kathy Landry has a metal desk that she is willing to donate to the Health Clinic.
- The maps on the red roof kiosks look great. The new signs at the museum/visitor's centre also look great.
- Will the recycling depot be open on ArtsWells weekend? No.

Councillor Kozar thanked everyone for attending the meeting.

The Mayor noted the following:

- Thank you everyone for attending the meeting with a special thanks to Bill Horne and Claire Kujundzic for their part in facilitating the recent meeting with the Seniors.
- He is attending a luncheon on June 15, 2016 in Quesnel with the Premier.
- He is looking forward to meeting and greeting the Chinese delegation during their visit to Wells on Friday June 17, 2016 at 3:00 PM.

2. Staff:

The Administrator noted that he has been busy. The Administrator thanked the staff for all that they have done in the last two weeks and he also thanked Council for agreeing to amend the meeting schedule.

The Administrator noted the following:

- He is glad that the Seniors' Centre issue has been resolved positively.
- On June 17, 2016 there will be a BGM mine tour for the visiting Chinese Delegation followed by dinner at the Bear's Paw to which Council is invited.
- Most of the statutory reports for the Provincial Government have been completed and submitted.
- He has met with the IMA board and participated in their strategic planning session which was insightful.

- He has met with School Board officials and Daycare management.
- Along with members of Council, the Administrator attended a tour of Barkerville Gold Mines.
- He attended a Community Forest Board meeting
- He attended the Emergency Planning Committee meeting regarding ArtsWells 2016.
- He and the Mayor attended a meeting in Quesnel with the Minister of Natural resources.
- He attended the Chamber of Commerce Luncheon in Quesnel with Council and staff to hear Ed Coleman, CEO, speak about Barkerville.
- He completed the SOFI report and the annual Community report is well on its way.

3. Public Gallery:

Bill Horne and Claire Kujundzic are going “paddling for peace” on the Peace River on July 9, 2016.

L. ADJOURNMENT:

16-160 MOVED Councillor Wilkins, Seconded Councillor Wright **THAT** the meeting adjourn at 10:28 PM.

Carried Unanimously

Robin Sharpe, Mayor

Andrew Young, CAO