

A regular meeting of the District of Wells Council was held Tuesday, April 23, 2013 at 7:00 P.M. in Council Chambers, 4243 Sanders Avenue, Wells, BC V0K 2R0

## MINUTES

---

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

**ALSO PRESENT:** Dennis Manuel, Superintendent of Public Works; Margaret Inoue, Grant Writer and Deborah McKay, Deputy Clerk

**PUBLIC GALLERY:** 2 People

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

**13-62 MOVED** Councillor Wallace Seconded Councillor Wright **THAT** the Agenda be adopted as amended as follows:

Addition to Item D.1 13.04.22 The Day Care Task Force of the Wells and Area Community Association (WAACA) re: Update Regarding Daycare;  
Carried Unanimously

**B. ADOPTION OF MINUTES:**

1. Minutes of Regular Council Meeting, April 9, 2013

**13-63 MOVED** Councillor Wright Seconded Councillor Wilkins **THAT** the Minutes of the Regular Council Meeting, April 9, 2013 be adopted as circulated.

Carried Unanimously

**C. DELEGATIONS AND PETITIONS: NIL**

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

1. 13.04.08 The Day Care Task Force of the Wells and Area Community Association (WAACA) re: Non-profit Day Care in Wells

13.04.22 The Day Care Task Force of the Wells and Area Community Association (WAACA) re: Update Regarding Day Care

Councillor Wilkins inquired as to what the projected fees would be for the Day Care and how the teacher would be paid. Councillor Wilkins noted that she is not happy about having a washroom in the classroom. Councillor Wilkins also noted that change tables and cots would be required at the day care to look after babies and the very young. Councillor Wallace noted that he was concerned that the survey to prospective Day Care parents was ongoing and therefore there was no idea of how many children would attend the Day Care. Councillor Wallace also noted that the Task Force information did not seem ready for presentation but rather seemed cobbled together. Lastly, Councillor Wallace stated that he was opposed to modifying the school building anymore and that possibly the audio visual room upstairs at the school or the curling rink was a more suitable location for the Day Care. The Superintendent of Public noted that he met with the Day Care Task Force who thought the audio visual room was too small. The Superintendent of Public also noted that Canadian Western Mechanical was

coming up on April 24, 2013 to give an cost estimate regarding installing a bathroom in the classroom. Councillor Wright noted that the need for a Day Care in Wells has been under discussion for years and suggested that Council should assist the Day Care Task Force instead of putting up roadblocks. Councillor Campbell agreed with Councillor Wright and noted that having a Day Care in Wells had been identified as a needed community service by the Wells Community Association and that the task Force was demonstrating that they are doing their part. Councillor Campbell noted that Day Care in Wells was not just a social issue but an economic development issue which could also help the housing situation in Wells by allowing more locals to work. Councillor Campbell suggested that Council support the Day Care Task Force rather than criticize them. Both Councillor Wilkins and Councillor Wallace clarified their stand on the Day Care issue and stated that they did not intend to be negative. Councillor Wallace thinks the Day Care project requires more work and noted that he would be happy to help them. The Mayor noted that the curling rink may suffice as a daycare for now, giving the Day Care Task Force some time to find a location. Councillor Wright suggested that Council meet with the Task Force to assist in getting it up and running. The Administrator noted that he would be meeting with the Secretary Treasurer from School District # 28 to discuss details, such as classrooms to be included, of the lease which has been extended for five years. Once a contract is established with the School District the Administrator will report back to Council.

- 13-64** **MOVED** Councillor Wright Seconded Councillor Wallace **THAT** Council receive the letters from the Day Care Task Force of the Wells and Area Community Association (WAACA) re: Non-profit Day Care in Wells.  
Carried Unanimously

- 13-65** **MOVED** Councillor Wright Seconded Councillor Wallace **THAT** Council support the establishment of a Day Care in Wells.  
Carried Unanimously

E. NEW BUSINESS: NIL

F. CORRESPONDENCE: NIL

G. BYLAWS AND RESOLUTIONS:

1. District of Wells Financial Plan Bylaw No.121, 2013

The Administrator noted that the District of Wells was in good financial shape until the year 2015. The Administrator also noted that any reduction in the Small Community Grant could adversely impact our community. The Administrator reviewed Schedule C of the Bylaw and noted the following: a 2% municipal tax increase in 2013 and 2014 with a 3% increase every year thereafter; in 2013 a Fees and Services Bylaw amendment to adjust fees to more accurately reflect municipal costs for services; in 2014 a one-time 5% increase in the Water and Sewer Utility Rates; in 2014 reduce the CAO position to 80% of full-time and freeze the position's salary; in 2014 a budget reduction of \$2500 in discretionary expenditures; and in 2015 a budget reduction of a further \$38,000 in discretionary spending. The Administrator stated that making these adjustments now should insure that the District was in good shape in the long

run. The Administrator noted that grants are static but inflation is impacting the finances. The Mayor opened the floor for questions in regards to the Financial Plan. Bill Horne asked if he could write to Council about the Financial Plan at a later time and was told that input was limited to the session. Margaret Inoue inquired as to what process was in place if the five year plan doesn't work. The Administrator noted that the Five Year plan is reviewed and updated every year. The Administrator again stressed the importance of the Small Community Grant to the District of Wells.

**13-66** **MOVED** Councillor Campbell Seconded Councillor Wallace **THAT** Council give the first three readings to the District of Wells Financial Plan Bylaw No.121, 2013.  
Carried Unanimously

2. Tax Rates Bylaw No.122, 2013  
**13-67** **MOVED** Councillor Wilkins Seconded Councillor Campbell **THAT** Council give the first three readings to the Tax Rates Bylaw No.122, 2013.  
Carried Unanimously

#### H. REPORTS:

1. Cheque Register 13.03.01 to 13.03.31  
**13-68** **MOVED** Councillor Wallace Seconded Councillor Wilkins **THAT** Council approve Electronic Fund Transfers and Cheques 2671 to 2711 from Integris Credit Union for the period of March 1, 2013 to March 31, 2013 for a total amount of \$43,764.01.  
Carried Unanimously

2. Outstanding Actions Item Report  
**13-69** **MOVED** Councillor Wallace Seconded Councillor Wilkins **THAT** the Outstanding Actions Item Report be received.  
Carried Unanimously

#### I. CONSENT CALENDAR:

**13-70** **MOVED** Councillor Wilkins Seconded Councillor Wallace **THAT** the Consent Calendar be adopted as circulated.  
1. 13.04.11 Naomi Yamamoto, Minister of State for Small Business re: 2013 Open for Business Award.  
Carried Unanimously

#### J. INFORMATION AND ANNOUNCEMENTS:

1. Council Members:  
Councillor Wright thanked the public gallery for attending the meeting. Councillor Wright asked the Superintendent of Public Works when the street sweeping will begin in Wells. The Superintendent of Public Works estimated that the sweeping would begin in early to mid May, 2013 .

Councillor Wilkins noted that Evangeline and Neil announced that they would be operating the Wake Up Jake Restaurant in Barkerville and had extended an invitation to everybody to come out.

The Mayor noted that he was going to Williams Lake on April 24, 2013 to

represent Wells and show his support at a special recognition at St. Joseph's Mission Residential School. The Mayor also noted that would be attending the Mayors' Caucus in Prince George on April 29 and 30, 2013.

2. Staff:

The Deputy Clerk noted that she would not be attending the upcoming Council meeting on May 7, 2013 as she would be out of town.

The Administrator noted that he had a School District meeting on May 2, 2013. The Administrator also noted that there was an accident at the water treatment plant involving a truck rolling into the plant and that an insurance adjuster would be coming to assess the damage within the next two days. The Administrator noted that the Casino owners had cleared trees off their property to prepare for the gas pumps to be installed. The Administrator further noted that once the gas pumps were moved to the casino site the Post Office contract will be surrendered by the District of Wells. Councillor Wright inquired if there was a time commitment written down in regards to the gas pumps being relocated at the casino and an opening date for the gas station. The Administrator replied that he would contact the owners. The Administrator noted that it may be prudent at this time to amend the Zoning Bylaw to address the following issues: allow single family dwellings in commercially zoned areas; remove width restrictions of houses; allow RV's to be used for summer residents. Councillor Campbell inquired about "Mother-in-Law" suites and noted that the current bylaw was difficult and restrictive and should be modified so that housing can legally be created in existing situations. The Administrator thanked Council and staff for the flowers. The Administrator noted that he would be resigning from the board of the Barkerville Heritage Trust when his term is completed in June, 2013. Lastly, the Administrator noted that he may have to fly back east in June. Councillor Wright inquired about the rumored leaking gas tank which was recently removed from underground at the current gas station. The Superintendent of Public Works noted that soil samples had been taken and the results were expected soon. Councillor Campbell and Councillor Wright noted that there is a Barkerville Heritage Trust (BHT) board meeting from April 27-28, 2013 at which time they should be looking for interested parties with the appropriate skill set to represent Wells on the BHT board, which is an appointed position.

3. Public Gallery:

Bill Horne noted that he supported the formation of a Day Care and he thanked the Administrator for the prudent fiscal planning. Mr. Horne noted that he was glad that the Mayor is attending the St. Joseph's Mission Residential School in Williams Lake. Lastly, Bill Horne noted that the first annual "Stompin' Tom Connor Festival" is being planned for the Canada Day weekend in Wells which will include a spud breakfast and potato printing.

K. ADJOURNMENT:

**13-71** **MOVED** Councillor Wallace Seconded Councillor Wilkins **THAT** the meeting adjourn at 8:02 PM.

Carried Unanimously

---

Robin Sharpe, Mayor

---

Gary Champagne, CAO