

A regular meeting of the District of Wells Council was held Tuesday, February 4, 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 Mike Wallace and Virginia Wilkins

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

PUBLIC GALLERY: 3 People

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

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

E. 1 Amend Appointment of Auditor for 2013 Audit

F. 1 14.02.03 Margaret Inoue, Treasurer, Wells and Area Community Association (WAACA) re: Request to use Wells School kitchen to prepare for a WAACA Fundraiser

Carried Unanimously

### B. ADOPTION OF MINUTES:

1. Minutes of Regular Council Meeting, December 17, 2013

**14-15 MOVED** Councillor Wilkins Seconded Councillor Wallace **THAT** the Minutes of the Regular Council Meeting, December 17, 2013 be adopted as circulated.

Carried Unanimously

### C. DELEGATIONS AND PETITIONS:

1. Daryle Nesimuik, Wells Resident re: Damage and Snowfall from Roof of Mr. May's Project at 2313 Pooley Street  
Daryle Nesimuik noted that he has had two conversations with the Administrator and he is waiting for snow to fall off Mr. May's roof and hit his house. The Administrator presented a re-cap of the events thus far including the requirement for a development permit. The proposal that Mr. May put forth made sense and therefore Council approved the concept of moving the existing building on to a new foundation and building an addition. The addition that was planned was supposed to catch the snow sliding off Mr. May's upper roof. A building permit as issued for the new foundation and building move but an architect or engineer would need to design the addition. Mr. May informed the Administrator that he is currently on his third architect and that he is aware that he sitting on a potential problem in regards to his roof and sliding snow. The Administrator noted that to complete the job a design needs to be in place by May 1, 2014 so that Mr. May can obtain a building permit. Mr. Nesimuik noted that he specifically said that the roof and the snow sliding would be an issue and that did not understand why it was allowed by the building inspector in the first place. The Mayor noted that the District of Wells cannot force a

person to spend money and the Administrator added that the building inspector was only brought in when a building permit was being issued, not for a development permit. The Administrator noted that Mr. May is motivated to fix the problem by completing his project. The bottom line to Mr. Nesimuik is his concern that the snow will slide off Mr. May's roof hit and damage his house. Councillor Wallace noted that he understood the concerns that Mr. Nesimuik had and further noted that he did not see the completion of the addition as the issue, but rather the fact that there is potentially dangerous snow on Mr. May's roof. Councillor Wallace questioned what Mr. May was going to do about the snow and suggested that staff ask Mr. May this question. Councillor Wallace noted that the ideal outcome would be that Mr. May decided to do something about the snow. Mr. Nesimuik noted that the Administrator told him to wait until the insurance kicked in. Mr. Nesimuik left the meeting. The Administrator noted that he had stressed to Mr. May that he would be libel if anything happens. Lastly, the Administrator noted that he will contact Mr May again to talk with him in regards to this situation.

- 14-16** **MOVED** Councillor Wallace Seconded Councillor Wilkins **THAT** the presentation by Daryle Nesimuik, Wells Resident re: Damage and Snowfall from Roof of Mr. May's Project at 2313 Pooley Street be received.  
Carried Unanimously

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

E. NEW BUSINESS:

1. Amend Appointment of Auditor for 2013 Audit  
The Administrator presented information in regards to the proposed change in Auditors.

- 14-17** **MOVED** Councillor Wilkins Seconded Councillor Wallace **THAT** Council receive the report and **THAT** the appointment of PMT Chartered Accountants to perform the municipal 2013 audit be withdrawn and **THAT** the firm of Fraser, Bevs, Broughton Chartered Accountants be appointed to undertake the annual municipal audit and prepare the District of Wells Audited Financial Statements for the year ending December 31, 2013.  
Carried Unanimously

F. CORRESPONDENCE:

1. 14.02.03 Margaret Inoue, Treasurer, Wells and Area Community Association (WAACA) re: Request to use Wells School kitchen to prepare for a WAACA Fundraiser

- 14-18** **MOVED** Councillor Wilkins Seconded Councillor Wallace **THAT** Council receive the letter from Margaret Inoue, Treasurer, Wells and Area Community Association (WAACA) and **THAT** Council approve the request to use the Wells School kitchen to prepare for a WAACA Fundraiser.  
Carried Unanimously

G. BYLAWS AND RESOLUTIONS:

1. District of Wells Hotel Room Tax Bylaw No. 131, 2014  
The Mayor noted that there is a possibility that restaurants and B&B's may be eligible to contribute a 2% Tax. The Mayor also noted that a committee could be

- formed to decide how the Hotel Tax collected was spent.
- 14-19** **MOVED** Councillor Wallace Seconded Councillor Wilkins **THAT** Council give the first three readings to the District of Wells Hotel Room Tax Bylaw No. 131, 2014.  
Carried Unanimously

H. REPORTS: NIL

I. CONSENT CALENDAR:

- 14-20** **MOVED** Councillor Wilkins Seconded Councillor Wallace **THAT** the Consent Calendar be adopted as circulated.
1. 14.01.14 Mitch Campsall, NCLGA Nominations Chair re: Call for Nominations for 2014 -2015 NCLGA Executive.
  2. 14.01.16 Selina Robinson, MLA, Official Opposition Critic for Local Government and Sports re: Local Elections Campaign Financing Act.
  3. 14.01.28 Charley Beresford, Executive Director, Centre for Civic Governance re: Centre for Civic Governance Municipal Downloading Study.
- Carried Unanimously

J. INFORMATION AND ANNOUNCEMENTS:

1. Council Members:  
**Councillor Wallace** noted that he was getting too old to hang drywall.

**Councillor Wilkins** noted that it was too cold outside.

**The Mayor** noted that there was a curling bonspiel on the weekend, February 7, 8 and 9, 2014. The Mayor also noted that he was attending his first CCBAC meeting on February 12, 2014.

2. Staff:  
**The Administrator** noted that the District was granted \$1000 to be used for Family Day and that a Request for Proposal has been sent out to the community. The Administrator also noted that he was able to confirm the continuation of funding of the Wells Community Bus by Northern Health.

3. Public Gallery:  
**Margaret Inoue** noted that the dog sled race went really well and that more people skied and skijored the Barkerville Dash than any other year. Ms. Inoue also noted that there would be a chocolate and wine tasting fundraiser for the daycare at IMA on Valentine's Day, February 14th, 2014 at a cost of \$20 per person.

**Bill Horne** noted that it was great advertising for our area to send the mail out by dog sled because it is such a unique event.

K. ADJOURNMENT:

- 14-21** **MOVED** Councillor Wallace Seconded Councillor Wilkins **THAT** the meeting adjourn at 7:54 PM.

Carried Unanimously

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Robin Sharpe, Mayor

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Gary Champagne, CAO