

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, SEPTEMBER 15, 2020 AT 7:00PM
ONLINE (VIA ZOOM) – COVID-19

MINUTES

ATTENDANCE:

- COUNCIL: Mayor Gabe Fourchalk, Councillors Jordan Rohatynski, Chris Cooley, Ksenya Dorwart and Mandy Kilsby
- STAFF: Donna Forseille, Chief Administrative Officer and Tyler Burnson, District Clerk
- PUBLIC GALLERY: 7

1.0 **CALL TO ORDER AT 7:01PM**

- 1.1 Agenda for the Regular Council meeting of Tuesday September 15, 2020

Mayor Fourchalk requested to add item 5.4 letter from Wells and Area Trail Society (WATS)

- 20-108** **MOVED** Jordan Rohatynski, seconded Ksenya Dorwart THAT Council approves the agenda for the Regular Council meeting of Tuesday, September 15, 2020 as amended to add item 5.4 letter from Wells and Area Trail Society (WATS), requested by Mayor Fourchalk.

Carried Unanimously

2.0 **MINUTES**

- 2.1 Minutes from the Regular Council meeting of Tuesday September 1, 2020

Councillor Dorwart asked if Councillor Kilsby was the seconder for section 5.2.3, as it was not noted in the minutes.

Councillor Kilsby confirmed that she did second the motion, but it was not noted.

CAO said the minutes will be amended to reflect as such.

- 20-109** **MOVED** Ksenya Dorwart, seconded Mandy Kilsby THAT Council approves the minutes for the Regular Council meeting of Tuesday September 1, 2020, as amended to clarify Kelsey Dodd's comments in efforts to explain the role of the Technical Advisory Committee for the Cariboo Gold project and

To fix section 5.2.3 to add seconder, Mandy Kilsby, to Councillor Rohatynski's motion.

Carried Unanimously

3.0 PRESENTATIONS AND DELEGATIONS

3.1 Wells Community Facility Building Committee Minutes

20-110 **MOVED** Jordan Rohatynski, seconded Ksenya Dorwart THAT Council receives the minutes from the Community Facility Building Select Committee meeting on September 2, 2020.

Carried Unanimously

3.2

Wells Community Facility Building Committee report to Council

Judy Campbell and Dawn Leroy spoke to the Committee's report and request for grant applications to upgrade the Wells Community Facility Building.

The Committee has contracted, Clear Course Consulting to conduct the business plan, with the District's support. \$6500.00 was raised by all the local non-profits in the Community to secure said contract.

The committee is seeking Council resolution to support applications to two different funding streams for up to \$2,000,000.00 (Two Million Dollars), committing District staff to write the grant applications and to have approval for the District of Wells to have the matching funds as needed.

(For the first funding stream this is up to 27% of the Two Million Dollars sought, however the second funding stream may be funded at 100%)

The Committee has a designated \$28,000 for any matching funds needed from residual funds left in the gas fund from the old Wells service station. The partners of said fund have agreed to donate the funds to the Committee in efforts of repairing and upgrading the building. The working name for grant application only is going to be the "Wells-Barkerville Cultural and Recreation Facility".

Councillor Rohatynski thanked the Committee for doing a great job and inquired as to whether the grants were conditional or non-Conditional. Dawn Leroy responded that both streams are conditional, funds must be spent first and later collected.

Councillor Rohatynski asked what would happen, worst case scenario, should the District not be able to have the matching funds. Judy Campbell stated that the District can pull out of the process then.

- 20-111** **MOVED** Ksenya Dorwart, seconded Mandy Kilsby THAT Council receives the report from the Wells Community Facility Building Select Committee.
Carried Unanimously

- 20-112** **MOVED** Jordan Rohatynski, seconded Mandy Kilsby THAT Council supports the application for grant funding of up to Two million Dollars (\$2,000,000.00) for the Wells-Barkerville Cultural and Recreational Centre upgrades and directs staff to complete said application.
Carried Unanimously

4.0 **CORRESPONDENCE**

- 4.1 Letter to Mayor and Council from Honourable MLA Coralee Oakes regarding the schedule of meetings with the Union of BC Municipalities (UBCM)

- 20-113** **MOVED** Jordan Rohatynski, seconded Ksenya Dorwart THAT Council receives the letter from Honourable MLA Coralee Oakes regarding the schedule of meetings with the Union of BC Municipalities (UBCM).
Carried Unanimously

5.0 **NEW BUSINESS**

- 5.1 Letter to Mayor and Council from Councillor Rohatynski regarding the Community Outreach Plan

Mayor Fourchalk invited Councillor Rohatynski to speak.

Councillor Rohatynski stated that he made the motion for an Impact Assessment Committee at the August 22, 2020 meeting, not understanding what that would entail. With further knowledge with the Technical Advisory Committee (TAC) and Councils roll in that, he does not find it necessary to fully establish the Impact Assessment Committee, when there can be community outreach done.

- 20-114** **MOVED** Ksenya Dorwart, seconded Jordan Rohatynski THAT Council receives the proposed Community Outreach Plan from Councillor Rohatynski.
Carried Unanimously

- 5.2 Staff report regarding subdivision application

Council receives the verbal report from the Approving Officer regarding Dawn Leroy's subdivision application.

CAO, Donna Forseille stated that Dawn Leroy has received everything she needs from the District of Wells, besides the survey that will need to be signed. Dawn Leroy has requested to move forward with the foundation of her new home. Building inspectors will not do an inspection until after the subdivision is finalized. Given the time of year, Dawn Leroy is asking for Council to support the Cariboo Regional District (CRD) as the District of Wells sub-contracted building inspector, to move forward with building inspections even though the subdivision is not officially registered on title. It is a formality since the District of Wells is waiting for paperwork. Dawn Leroy is aware of the risk. The Cariboo Regional District (CRD) would like to see Councils support before they move forward with conducting inspections.

Councillor Dorwart stated that Dawn Leroy has been waiting a very long time and she is in full support.

20-115 **MOVED** Ksenya Dorwart, seconded Chris Cooley THAT Council receives a verbal report from the Approving Officer regarding Dawn Leroy's subdivision application.

Carried Unanimously

20-116 **MOVED** Jordan Rohatynski, seconded Ksenya Dorwart THAT Council approves giving support to the Cariboo Regional District (CRD) in carrying out inspections on the build prior to the formalities of subdivision being registered on title.

Carried Unanimously

5.3 Wells-Barkerville Community Forest Board (WBCFB) year end and board member appointments

Councillor Rohatynski asked Ian MacDonald if the \$8500.00 committed to the Learning Forest and the \$5600.00 committed to the contracts had any overlap.

Ian MacDonald stated that the question would be better answered by the Treasurer, as he is not sure.

Councillor Rohatynski asked if any new information was had regarding the request for expansion of the existing Community Forest.

Ian MacDonald confirmed that the Wells-Barkerville Community Forest is waiting for an official letter to apply. The Ministry have indicated that they will be awarding the Wells-Barkerville Community Forest with an additional 7150 meters, which is over double the size of what they currently have. The board is still waiting for the official letter.

Councillor Rohatynski asked if there was anyone on last years Wells Barkerville Community Forest Board (WCFB) that has requested to be nominated.

Councillor Dorwart stated they didn't have any new names put forward, she believes the existing board members are willing to remain on the board.

Councillor Dorwart asked if the resolution was already passed to waive the requirement of an annual general meeting (AGM) and asked for additional clarity on what is being passed.

The CAO stated that every year a corporation must have an annual general meeting (AGM). Council waived last years meeting and the WCFB are asking to waive this years annual general meeting.

20-117 **MOVED** Ksenya Dorwart, seconded Jordan Rohatynski THAT Council receives the Wells-Barkerville Community Forest (WBCF) Financial Statements for 2019, the 2019 Annual Report to the Shareholder by the WBCF Directors and a draft of ordinary shareholder's resolutions proposed for the appointment of WBCF Directors by Council.

Carried Unanimously

20-118 **MOVED** Mandy Kilsby, seconded Ksenya Dorwart THAT Council approves and adopts the annual report for the directors of the company for the year ending December 31, 2019.

Carried Unanimously

20-119 **MOVED** Jordan Rohatynski, seconded Mandy Kilsby THAT Council appoints the following Directors to the Wells-Barkerville Community Forest (WBCF) for the ensuing year:

Councillor Ksenya Dorwart

Brendan Bailey

Ian MacDonald

Paul Gaulizzo

Rod Graham

Tony Bensted

Carried Unanimously

20-120 **MOVED** Jordan Rohatynski, seconded Mandy Kilsby THAT Council waives the appointment of an auditor pursuant to Section 203 of the Business Corporation Act.

Carried Unanimously

20-121 **MOVED** Mandy Kilsby, seconded Ksenya Dorwart THAT Council waives the requirement for an annual general meeting (AGM) by resolution of the District of Wells, sole shareholder of the Company.

Carried Unanimously

5.4 Wells-Barkerville Community Forest Board (WBCFB) and Wells and Area Trail Society (WATS) joint letter to Mayor and Council

Discussions were had regarding the designation of the trail head and whether the WBCFB has received a response from the Community members who had some concerns as per letter to Council at the September 1, 2020 Regular Council meeting.

Ian MacDonald responded that no response had been had yet.

20-122 **MOVED** Ksenya Dorwart, seconded Jordan Rohatynski THAT Council receives the letter from Judy Campbell, Secretary of the Wells and Area Trail Society (WATS).

Carried Unanimously

20-123 **MOVED** Ksenya Dorwart, seconded Mandy Kilsby THAT Council approves the formality letter of permission for the use of Jones Avenue for the trailhead of the Learning Forest Trail.

Carried Unanimously

6.0 INFORMATION AND ANNOUNCEMENTS

6.1 Council

Councillor Rohatynski thanked everyone for coming to the meeting. He thanked the Wells-Barkerville Community Forest Board (WBCFB) for their incredible leadership of the community forest for the town, and thanked the Wells Community Facility Building Committee, stating they are doing an amazing job. **LATE MINUTE MOTION** - Councillor Rohatynski requested a late added Motion be added to the table. He would like to make a motion to send the survey for his recommended Community Outreach Plan to the community (as per Item 5.1).

Council Dorwart asked Councillor Rohatynski to walk everyone through the survey.

Councillor Rohatynski stated that the survey would be sent out to Community residents and business's via email and regular mail. There are four columns on the survey, each with five areas of response, dictating community priorities, infrastructure, social events, and future investments. It would be a starting point to access the community's ideas on what they want to narrow down for the vision of the community. He thinks it would be good to get the survey out. He stated that Council, Staff or himself can hand out the survey. He feels that the email list and having the survey at business's around Wells would be more then ideal.

Councillor Kilsby asked Councillor Rohatynski if he wants to send a call out for general input from the community.

Councillor Rohatynski confirmed that was correct. He feels a survey is good starting point in engaging with the public.

Councillor Dorwart stated there are some great survey tools free online. She suggested it would be a good tool to use to create a branded District of Wells survey.

20-124 MOVED Jordan Rohatynski, seconded Mandy Kilsby THAT Council approves 1.1 of Councillor Rohatynski action plan from item 5.1 of the agenda regarding a community branded survey being sent out via email, paper copy and the various businesses in the District of Wells.

Carried Unanimously

Councillor Kilsby stated that Council is in the middle of Union of BC Municipalities (UBCM) meetings. She commented that doing the meetings remotely have been interesting. Several more days of meetings are coming up and she hopes they all go well.

Councillor Dorwart thanked everyone for joining the meeting. She thanked all the Community groups for volunteering their time to put the information together, it is very impressive. She stated that Council is deep in Ministerial meetings. She feels a positive outcome will come from the meetings. She stated its interesting doing the meetings over the phone and not in person. She is happy they have found ways to meet. She hopes everyone is staying safe and healthy and reminded everyone to listen to Dr. Bonnie Henry.

Councillor Cooley thanked everyone for coming to the meeting. He reminded everyone to stay safe and to wear a mask.

Mayor Fourchalk echoed what was said by Councillor Kilsby and Councillor Dorwart in regard to the Union of BC Municipalities (UBCM) Ministerial meetings. He stated he is very proud of the team and what they have accomplished so far. He commented that it's interesting meeting with the Ministers over the phone because you can't read body language or expressions. He can't say enough about how proud he is of everyone. The UBCM Convention commences next week. He thanked everyone for coming to the meeting and reminded everyone to stay safe.

6.2 Staff

CAO, Donna Forseille stated that Council did great in the first three Ministerial meetings they have had. She agreed that it is a challenge doing the meetings over the phone but stated that Council still did a great job representing our Community.

District Clerk, Tyler Burnson thanked everyone for attending.

6.3 Public Gallery

Dawn Leroy asked Council to clarify the motion that was passed for her subdivision.

The CAO stated that the motion was to direct staff and Council to give the Cariboo Regional District (CRD) approval to move forward with the inspections of the foundation on the build, prior to the formalities of the subdivision being registered on title.

Dawn Leroy clarified that it's not just the foundation. She needs Council's support to move forward on the building of the structure. The first inspection starts with the foundation, there will be more inspections required as they proceed. The timeline given to her by the Lawyers and Surveys is a month away from being finalized.

(Council agreed to allow for an amendment to the resolution to remove the word "foundation")

Dorothea Funk asked the Wells-Barkerville Community Forest Board (WBCFB) if there would be a timber harvesting done by West Fraser Timber this year.

Ian MacDonald stated that West Fraser Timber will be doing a harvest this year. They will be harvesting approximately 3500 meters this fall. They will be taking some blow down on Cornish Mountain and some pine beetle salvage near 9 Mile with the added select logging for fire mitigation along the north side, adjacent to the meadow.

Dorothea Funk asked if the timber harvesting could help out the District of Wells financial situation.

Ian MacDonald confirmed that was correct.

Dorothea Funk asked Ian MacDonald how much the timber harvesting could bring in.

Ian MacDonald stated 3500 meters at approximately \$25.00 a meter and asked someone else to do the math.

Councillor Rohatynski confirmed the total is \$87,500 given a 3500-meter cut at \$25.00 a meter.

Dorothea Funk asked if the dividends can be turned over to the District of Wells.

Ian MacDonald confirmed that the dividends would be turned over to the District of Wells.

CAO clarified that the Wells-Barkerville Community Forest (WBCF) contract is approximately \$55.00 per meter and what Ian MacDonald is trying to clarify is 50% of that, which is the current agreement of dividends the District would receive from the Community Forest.

Judy Campbell stated that she likes Councillor Rohatynski's idea about a community survey. She confirmed there are some great survey tools online. She would like to emphasize how important it is to have a community committee that is broader than Council out doing engagement work. She thinks the survey will be a great tool for the committee to use to collect information but is not a replacement of the committee.

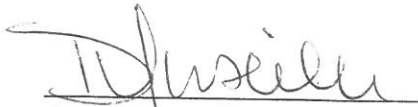
7.0 **ADJOURNMENT**

7.1 Adjournment of the Regular Council meeting of September 15, 2020


20-125

MOVED Ksenya Dorwart, seconded Jordan Rohatynski THAT at 8:08PM Council adjourns the Regular Council meeting of Tuesday September 15, 2020.

Carried Unanimously



Donna Forseille, CAO



Gabe Fourchalk, Mayor