

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, June 22, 2021, AT 7pm
ONLINE (VIA ZOOM) – COVID-19**

MINUTES

ATTENDANCE: Mayor Gabe Fourchalk, and Councillors Mandy Kilsby, Ksenya Dorwart, Chris Cooley, Jordan Rohatynski
STAFF: Donna Forseille, Chief Administrative Officer, Carrie Chard, Fire Chief and Lala Cripps, District Clerk
PUBLIC GALLERY: 11

1.0 CALL TO ORDER AT 7:09PM

Mayor Fourchalk gave a brief explanation as to why he missed the last Council meeting.

1.1 Agenda for the Regular Council meeting of Tuesday June 22, 2021

21-101 **MOVED** Ksenya Dorwart, seconded Jordan Rohatynski THAT Council approves the agenda as amended to change 3.0 NEW Business to NEW BUSINESS/UNFINISHED BUSINESS and add item 4.3 Continuing Discussion about Impact Agreement between Wells and BGM
Carried Unanimously

2.0 MINUTES

2.1 Minutes for the Regular Council meeting of May 25, 2021

21-102 **MOVED** Jordan Rohatynski, seconded Mandy Kilsby THAT Council approves the minutes for the Regular Council meeting of Tuesday May 25, 2021, as circulated.
Carried Unanimously

3.0 CORRESPONDENCE

3.1 Wells Community Facility Building Committee Minutes and update

21-103 **MOVED** Jordan Rohatynski, seconded Ksenya Dorwart THAT Council receives the approved Wells Community Facility Building Committee Minutes for May 13, 2021, and the Draft committee minutes for Thursday May 27, 2021.
Carried Unanimously

4.0 NEW BUSINESS/UNFINISHED BUSINESS

4.1 Staff Report regarding the 2019 MIABC Risk Assessment Report for the playground located at 4286 Mildred Avenue.

Councillor Dorwart mentioned that a few of the Community Facility Building Committee members brought up deferring this item on the agenda as it is in the scope of the committee.

Councillor Rohatynski stated he had literally threw himself off the equipment and feels if someone gets hurt it is a serious liability concern.

Councillor Kilsby stated that she did some research on playgrounds and they recommend replacing playground equipment every 8-10 years. This playground is well beyond the 10 years recommended. There are labels missing from the equipment and the criteria for playground inspections would result in the playground failing. The safety surfacing is not adequate, and the swing chains are a concern.

Councillor Rohatynski noted that he priced out rubber safety surfacing and it is \$200/40 sq ft. or \$100 for a 4x5 ft 1 inch mat. He feels at the very minimum signage of play at your risk needs to be implemented.

21-104 **MOVED** Jordan Rohatynski, seconded Mandy Kilsby THAT Council receives the staff report regarding the proposed removal of the big toy and swings located at the Community Facility Building (4286 Mildred Avenue) for risk management.

Carried Unanimously

21-105 **MOVED** Mandy Kilsby, seconded Jordan Rohatynski THAT Council recommend staff remove the swings from the swing set locates in the field of the Community Facility Building and place signage for use at your own risk immediately.

Carried Unanimously

21-106 **MOVED** Jordan Rohatynski, seconded Mandy Kilsby THAT Council directs staff to bring back an update on potential funding for a new playground and further discussions at the next Council meeting of July 20, 2021.

Carried Unanimously

4.2 2021 Grants-In-Aid Applications

General Discussions were had on the fact that the five (5) applicants were asking in total less than the budgeted \$10,000.00. Council agreed that given the tough times everyone has faced they would split the Grants-In-Aid equally amongst the five (5) applicants, \$2000.00 each.

21-107 **MOVED** Mandy Kilsby, seconded Ksenya Dorwart THAT Council receives the report from the chief Administrative Officer on the 2021 Grants-In-Aid applications.

Carried Unanimously

21-108 **MOVED** Ksenya Dorwart, Seconded Mandy Kilsby THAT Council awards the Grants-In-Aids as follows:

Wells Historical Society \$2000.00
Wells and Area Community Association \$2000.00
Wells-Barkerville School PAC \$2000.00
Sunset Theatre Society \$2000.00
Legion \$2000.00

Carried Unanimously

4.3 Continuing discussions on an Impact Benefit Agreement with Osisko/BGM

Councillor Dorwart requested to add the discussions regarding a potential Impact Benefit Agreement (or its equivalent) to the agenda. She noted that she had drafted a motion for Council consideration. Councillor Dorwart feels a legal binding agreement with Osisko/BGM is the way to assist the Community in surviving and thriving.

Councillor Rohatynski noted the quote "If you love us, put it in writing". He feels we need a legal binding agreement to assist in replacing what the Community has lost in impacts by the mining activity. An Memorandum of Understanding (MOU) shows we are equal, but is more of an understanding and does not address the impacts.

Mayor Fouchalk stated he has done his research and Impact Benefit Agreements are given by the Government to local First Nations, so to call an agreement an Impact Benefit Agreement would be disrespectful. He agrees that the District does need something in place. He believes that an MOU will be honoured by the mine. It is important to continue discussions on an MOU and lobby the provisional government for royalties. He also feels that discussions should include Osisko/BGM further stating to let them bring something to us.

Councillor Dorwart feels an MOU is a great start but feels going further is important. She wants to see something in writing that is legally binding.

Councillor Kilsby stated that an IBA is generally between First Nation and the resource extraction company. She is all for discussions on an agreement just not in terms of an IBA.

Mayor Fouchalk stated that he understood that Osisko/BGM owns the mineral rights in the area. He does not feel Council can force their hands. He feels it is best to work together for the betterment of everyone.

Councillor Rohatynski stated that Council may not be able to force their hands but that the company does not own the roads on which they rely on and require for operations. He asked Council if there was anything they could direct staff to do, research, talks, etc. He noted that he is against another Committee as suggested by Councillor Dorwart. Stating that as elected officials they were elected to make decisions and not pass the buck to the Community.

21-108 MOVED Ksenya Dorwart, seconded Jordan Rohatynski THAT Council has discussions on a potential Impact Benefit Agreement (or its equivalent) between the District of Wells and Osisko/BGM.

Carried Unanimously

21-109 **MOVED** Ksenya Dorwart, seconded Chris Cooley THAT Council:

Whereas Osisko Development's mining, exploration, and related activities in and adjacent to the District of Wells have created some economic benefits, there are concerns these activities have, and will continue to have, major impacts on the community, and

Whereas a formal, legally binding agreement between Wells and Osisko could identify procedures, remedies, and compensation for those impacts,

That the District of Wells Council will appoint a committee of Council and concerned residents to negotiate an Impact Benefit Agreement (or its equivalent) with Osisko, and

That the District of Wells will appoint this committee with all due haste, and

That the committee will identify additional expertise and resources to assist the committee, and

That the committee will work towards a draft Impact Benefit Agreement (or its equivalent) with Osisko, for consideration by the District of Wells no later than December 31, 2021.

Carried Unanimously

5.0 **STAFF REPORTS**

5.1 District of Wells Water Investigations- Final Report and Conclusions

Councillor Rohatynski thanked Radloff Engineering for all their work .

Councillor Dorwart inquired as to what the next step was.

The CAO responded that the next step is to make a public statement which includes the District's plan to replace some of the plumbing at the Water Treatment Facility and give recommendations to the public on flushing times and water treatment options for their homes.

Mayor Fourchalk thanked the engineers and staff for completing the water investigations. He feels the outcome was good news.

21-110 **MOVED** Mandy Kilsby, seconded Jordan Rohatynski THAT Council receives the staff report from the Chief Administrative Officer regarding an update and conclusions of the recent water investigations conducted in the District of Wells.

Carried Unanimously

5.2 EFT TD Canada Trust Bank cheque report for the period of February 12, 2021, to June 17, 2021, in the amount of \$213,801.00.

21-111 **MOVED** Jordan Rohatynski, seconded Mandy Kilsby THAT Council receives the EFT TD Canada Trust Bank cheque report for the period of February 12, 2021, to June 17, 2021, in the amount of \$213,801.00.

Carried Unanimously

5.3 2021 UBCM Ministerial Meeting Request considerations

21-112 **MOVED** Mandy Kilsby, seconded Chris Cooley THAT Council 1. receives the staff report regarding Council's consideration for UBCM ministerial meeting requests for the 2021 UBCM Convention in September 2021

Carried Unanimously

21-113 **MOVED** Ksenya Dorwart, seconded Jordan Rohatynski THAT Council 2. Directs staff to submit requests for Ministerial with the Ministries as discussed on or before the deadline of June 30, 2021. As well as including applying to Municipal Affairs for Royalties, MAH, FLNRO, BC Hydro, Ministry of Tourism, and Ministry of Transportation and Infrastructure.

6.0 **BYLAWS**

Councillor Rohatynski would like to discontinue bothering Ministry of Education. It is disingenuous to keep asking and it is redundant, they cannot help us when the Municipality owns the building. He asked if we could possibly look at funding for the building in different areas of ministries.

Mayor Furchalk suggested Ministry of Education stay on the list, keeping in mind there was a new election which means new ministers.

Councillor Jordan Rohatynski asked if BC Hydro could be asked to get the speed signs on a pole to be functional.

CAO Donna Forseille stated the District is looking for batteries for the speed sign, staff have decided to just put the speed signs on metal poles such as the street sign poles, as waiting for Hydro to approve would be lengthy.

Councillor Kilsby suggested we lobby Ministry of Mines for Royalties.

Councillor Dorwart asked if there has been any progress on the Crown Land release for development.

The CAO stated there has been no luck so far and that the District has 16 viable lots for development, the remainder is unknown.

Councillor Rohatynski stated that we need to keep on pushing the Ministry to release the Crown Land.

Mayor Furchalk agrees with Councillor Rohatynski with regards to the District to continue requesting to the Ministries to have the Crown Land released.

Councillor Rohatynski asked if there has been anyone looking at the funding intake for more affordable housing.

The CAO stated staff are still on good terms and will/can apply for affordable housing at the next intake should Council so choose.

Councillor Rohatynski asked if we have applied for infrastructure on the Lagoon.

The CAO replied that investigations and assessment of the Sewer Treatment Facility was currently in progress.

Councillor Dorwart feels that the District should continue to request for as many meetings as we can, throw everything at them until they stick.

Mayor Fourchalk disagrees with getting rid of the request to the Ministry of Education stating that can we incorporate Education to bolster those asks.

6.1 Proposed Noise and Nuisance Bylaw No. 202, 2021

21-114 **MOVED** Jordan Rohatynski, seconded Chris Cooley THAT Council receives the staff report regarding the proposed District of Wells Noise and Nuisance Bylaw No. 202, 2021
Carried Unanimously

21-115 **MOVED** Jordan Rohatynski, seconded Mandy Kilsby gives First, Second and Third readings to the District of Wells Noise and Nuisance Bylaw No. 202, 2021, as amended to fix typo \$5,000 (FIVE THOUSAND).
Carried Unanimously

7.0 CONSENT CALENDAR

The Consent Calendar may be considered either separately under another heading of the Regular Agenda or immediately after the adoption of the consent Calendar.

7.1-#169463-Truth and Reconciliation Commission Call to Action 75

21-116 **MOVED** Chris Cooley, seconded Jordan Rohatynski THAT Council receives the Consent Calendar.
Carried Unanimously

8.0 INFORMATION AND ANNOUNCEMENTS

8.1 Council :

Councillor Kilsby thanked staff for their quick responses to Council questions. Answers were well researched and thought out.

Councillor Dorwart thanked everyone for coming out. She is curious as to when we can have meetings in person. She thanked staff and committee, members for their ongoing hard work. She welcomed new staff, stating the Visitor Information Centre is now open. Lovely to see everyone at the 2nd COVID vaccine clinic. Barkerville is opening Saturday June 26th. Pre-ticketing is required. Please refer to their website for tickets. She looks forward to seeing everyone in person.

Councillor Cooley thanked everyone for coming out. He stated that he echoed Councillors Kilsby and Dorwart who said everything best. The Sunset Theatre Cabarets will be opening soon so stay tuned. He is eager to get back to live events. Be safe and enjoy summer weather.

Councillor Rohatynski thanked everyone. He also extended thanks to Councillor Dorwart for requesting discussions on an IBA as a late agenda item. Thank you staff for Bylaw, incredible work. He announced that the Vision and Planning Committee were working with Urban Systems on Phase 2 of OCP. If anyone has questions or input, please email clerk@wells.ca for information and a copy of the draft survey results. On June 28th there is a scheduled Kitchen and coffee Community meeting regarding the OCP. He thanked Council and Mayor.

Mayor Furchalk thanked everyone for joining tonight's meeting and welcomed new staff members. He thanked staff, committee members and the community for their continued hard work. He announced that he was drafting a Mayor's report which would include his recent health issues. He hopes for more normalcy as the province continues with its phases of re-opening.

8.2 Staff

Clerk, Lala Cripps thanked everyone for welcoming her. She looks forward to working with everyone.

Fire Chief, Carrie Chard thanked everyone for coming out tonight. She announced that Category 3 Fires are banned at this time. It is forecasted to be extremely dry this week. We are experiencing many tourists in back country, be safe everyone. She announced that there is now eight (8) new qualified OTL First Aid attendants in the area. Stay safe! Have a good summer.

CAO Donna Forseille – no comments at this time.

8.3 Public Gallery

Judy Campbell congratulated Council on a great job tonight. It was great to see debate, couple letters from May 18th & 19th, 2021 with letter that Cam Beck wrote were missing from agenda, she expressed that she really was concerned they were forgotten. For the record, she would like them added to next council meeting.

Julia Mackey stated that regarding an IBA, she has a good friend who writes IBA's, and she feels the term "IBA" is not just for indigenous. CBA "Community Benefit Agreement" could be also used. She agrees that reaching out to First Nations is the respectful approach. Thank you to the District of Wells for the hanging baskets. Really adds to the hope of getting back to normal. The Sunset Theatre is looking forward to live performances in July. She is grateful to all for help. The Arts have been desecrated by COVID. The Sunset Theatre café will be open 8 AM to 2 PM Friday (Masks Mandatory)

Elyssia Sasaki thanked Council for making the decision to give money to not for profit organizations. She supports the District of Wells requesting a meeting with the Ministry of Tourism, Art, and Culture. She feels it is a valuable conversation to have.

Carrie Johnston stated that tonight was a fabulous Council meeting. Really happy with participation. She is impressed with Councillor Dorwart for requesting discussions regarding an

IBA and for her recommended resolution. She is hugely in favour of Council working with the mine on a legal binding agreement. She strongly believes in Council, she voted for each elected official because she believed they represented her ways of thinking. The mining activity is a monumental change for the community of Wells. She has resided in Wells for 37 years and believes Mayor and Council must represent their community. She is disappointed that some Council members have not been attending the meetings and are not reporting back to their community the minutes of those meetings.

On behalf of the Legion, she thanks the District very much for the awarded \$2000.00 in grants-in-aid. She would like to see the applicants of the grants-in-aid consider sharing their grants awarded with Island Mountain Arts (IMA). IMA is a huge support for Legion and the Community.

Dawn Leroy noted that in follow up for the plumbing upgrade to the Community Facility Building \$75,000 was written in two different grant applications for plumbing and heating upgrades. She noted that she understands where Mayor Fourchalk was going regarding Ministerial meeting requests. It is important to get help from Ministries to get support for the applications submitted to upgrade and renovate the Community Facility Building. She also noted that in Phase 1 of the grant applications \$85,000 was included for playground upgrades. While she understands Council resolved to remove the swings from the swing set, she wonders if District staff can crimp the "s" hooks on the swings as a solution for now?

Dorothea Funk stated that it was a good meeting. She feels council and staff have been listening to community members. She really liked the motion Councillor Dorwart made about the IBA. She is happy to see Council moving forward. She does not see why Osisko/BGM would not negotiate. She suggested also adding connectivity to the list of Ministerial meetings. Ms. Funk stated that it is important that the District of Wells attends meetings on the TAC/EA for the Cariboo Gold Project. She appreciates the \$2000 each on the Grant-in-aid applications. She is sorry to hear about Mayor Fourchalk's health challenges. Best wishes!

9.0 ADJOURNMENT

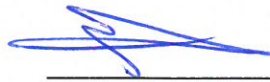
9.1 Adjournment of the Regular Council meeting of Tuesday June 22, 2021.

21-117 **MOVED** Ksenya Dorwart, seconded Jordan Rohatynski THAT Council at 9:29 PM adjourns the Regular Council meeting of Tuesday June 22, 2021.

Carried Unanimously



Donna Forseille, CAO



Gabe Fourchalk, Mayor