

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY, July 20, 2021 at 7pm  
ONLINE (VIA ZOOM) – COVID-19**

**MINUTES**

ATTENDANCE: Mayor Gabe Fourchalk, Councillors Mandy Kilsby, Ksenya Dorwart, Jordan Rohatynski, Chris Cooley  
STAFF: Donna Forseille, Chief Administrative Officer, Carrie Chard, Fire Chief and Lala Cripps, District Clerk  
PUBLIC GALLERY: 12

**1.0 CALL TO ORDER AT 7:03 PM**

1.1 Agenda for the Regular Council meeting of Tuesday July 20, 2021

21-118 **MOVED** Jordan Rohatynski, seconded Ksenya Dorwart THAT council approves the agenda for the Regular Council meeting of Tuesday July 20, 2021, as circulated.  
Carried Unanimously

**2.0 MINUTES**

2.1 Minutes for the Regular Council meeting of June 22 2021

21-119 **MOVED** Mandy Kilsby, seconded Jordan Rohatynski THAT Council approves the minutes for the Regular Council meeting of Tuesday June 22, 2021, as circulated.  
Carried Unanimously

**3.0 CORRESPONDENCE**

3.1 Letter to Mayor and Council from Julia Mackey  
*Councillor Rohatynski inquired how much the CRD charges for Refuse Station. CAO Forseille summarized that the DOW does not pay for the Refuse Station it is included in the land taxes for the CRD.  
Mayor Gabe summarized that the CRD is aware of the issues and have been having many discussions about the problems.*

21-120 **MOVED** Jordan Rohatynski, seconded Chris Cooley THAT Council receives the Letter from Julia Mackey regarding the potential Impact Benefit Agreement with Osisko/BGM and designation of a Committee by the District.  
Carried Unanimously

- 3.2 Letter to Mayor and Council from Dave Jorgenson  
*Councillor Dorwart states that all letters have a similar message and appreciates the input from the town.*

21-121 **MOVED** Ksenya Dorwart, seconded Chris Cooley THAT receives the Letter from Dave Jorgenson regarding the potential Impact Benefit Agreement with Osisko/BGM and designation of a Committee by the District.

Carried Unanimously

- 3.3 Letter to Mayor and Council from Jenn Lewis  
*Councillor Rohatynski mentions that all the letters seem to have the same theme that the town would like an expert to be consulted.*

21-122 **MOVED** Mandy Kilsby, seconded Jordan Rohatynski THAT Council receives the Letter from Jenn Lewis regarding the potential Impact Benefit Agreement with Osisko/BGM and designation of a Committee by the District.

Carried Unanimously

- 3.4 Letter to Mayor and Council from Judy Campbell  
*Councillor Dorwart appreciated that Judy laid out the next steps in her letter and that those were thoughts Councillor Dorwart had.*

21-123 **MOVED** Jordan Rohatynski, seconded Ksenya Dorwart THAT Council receives the Letter from Judy Campbell regarding the potential Community Benefit Agreement with Osisko/BGM and designation of a Committee by the District.

Carried Unanimously

- 3.5 Letter to Mayor and Council from Cam Beck  
*Councillor Dorwart stated that she agreed with Mr. Beck that now the hard part begins.*

21-124 **MOVED** Ksenya Dorwart, seconded Mandy Kilsby THAT Council receives the Letter from Cam Beck regarding the potential Impact Benefit Agreement with Osisko/BGM and designation of a Committee by the District.

Carried Unanimously

- 3.6 Wells Community Facility Building Committee Minutes and meeting schedule update for 2021.  
*Councillor Dorwart thanked everyone that participated in the Survey that was distributed and had not yet reviewed the results. Councillor Dorwart also thanked the staff and committee who helped compile and distribute the survey so quickly. Councillor Dorwart stated the next Committee meeting will be August 5, 2021.*

21-125 **MOVED** Mandy Kilsby, seconded Jordan Rohatynski THAT Council receives the approved Committee minutes for June 24, 2021, meeting, the draft minutes for July 8, 2021 meeting and the updated 2021 schedule of Committee meetings.

Carried Unanimously

3.7 Letter to Mayor and Council from Osisko/BGM

*At 7:12 pm Mayor Fourchalk excused himself due to concerns of conflict of interest for this point until he receives confirmation from the legal team and handed the meeting over to Acting Mayor Rohatynski.*

*Councillor Dorwart thanked Osisko for bringing letter forward to Council. Councillor Dorwart would like a committee to help get community involvement to get started on a Terms of Reference draft.*

*Acting Mayor Rohatynski stated hesitancy on getting the ball rolling, he feels making a motion to have staff bring in an expert to help get process started would be a benefit to the community. Councillor Rohatynski also felt it would be negligent not to include Mayor Fourchalk after his consultation with the legal team to help with discussions to Osisko/BGM.*

*Councillor Kilsby pointed out that hiring an expert may not be a simple process, it might have to be budgeted and planned.*

*Acting Mayor Rohatynski questioned the CAO if there was a budget for such an occasion.*

*CAO Forseille stated she would have to investigate that as it was not included in the approved budget so she is uncertain at this time.*

21-126 **MOVED** Ksenya Dorwart, seconded Chris Cooley THAT Council receives the letter from Chris Pharness of Osisko Development (Barkerville Gold Mines (BGM)) regarding the proposed Community Benefit Agreement between the mine and the District of Wells.

Carried Unanimously

21-127 **MOVED** Mandy Kilsby, seconded Ksenya Dorwart THAT the District of Wells Staff investigate options for consultant experts in Benefit Agreements for the proposed Community Benefit Agreement between the Osisko Development (Barkerville Gold Mines (BGM)) and the District of Wells.

Carried Unanimously

21-128 **MOVED** Mandy Kilsby, seconded Ksenya Dorwart THAT Council: Send official statement that the District of Wells would like to formally start negotiations with Osisko/BGM with a caveat that a process must be worked out on how to start the negotiations.

Carried Unanimously

*Councillor Dorwart wondered how other councillors felt if a call could be made to the community for a callout for members to be in a committee.*

*Councillor Cooley stated he agreed.*

*Councillor Kilsby stated she agreed.*

*Acting Mayor Rohatynski stated he agreed, and thanked Osisko for the contributed money towards the town, and their continued support.*

*Chris Pharness briefed Council regarding his letter to Mayor and Council, stating that the letter communicates the needs of the DOW and the infrastructure shortfalls. Osisko/BGM have the interests of the community and the DOW, they have supported the DOW and community in many ways over the years. He stated that the letter is about getting the DOW up to safety/health standards ahead of time, ahead of any mine impacts. He appreciates everyone's opinion but is disappointed that people pit the mine against the community. He feels BGM has been and will continue to be apart of the community. The best route is always the direct route. Chris Pharness also stated that it is up to the council to decide but we are talking millions of dollars of infrastructure i.e., a school - \$10 million. They need to think that far ahead. Not just in money, but in infrastructure and taxes. Councillor Rohatynski and C. Pharness spoke about provincial royalties being an option. Taxes equating to a self-sustaining town.*

*Acting Mayor Rohatynski thanked Chris Pharness for speaking to the letter.*

21-129 **MOVED** Ksenya Dorwart, seconded Mandy Kilsby THAT Staff reach out to the community for Expressions of Interest.

Carried Unanimously

#### 4.0 UNFINISHED BUSINESS

##### 4.1 Staff Report- Update on Playground and the Ice Rink Revitalization Project

21-130 **MOVED** Ksenya Dorwart, seconded Jordan Rohatynski THAT Council receives the staff report regarding an update on the playground and Outdoor Ice Rink Revitalization Project located at 4286 Mildred Avenue

Carried Unanimously

*Councillor Rohatynski was very happy with the Green Roots quote that was obtained by CAO Forseille for the playground. He expressed that it was still 3 times over budget and that added pea gravel and fixing our existing playground made the most sense.*

*Councillor Kilsby questioned the expected life span for the proposed playground.*

*CAO Forseille stated as previously researched playgrounds should be replaced every 8-10 years and reminded Council that as years pass regulations change and the district is required to keep up with regulation standards.*

21-131 **MOVED** Jordan Rohatynski, seconded Mandy Kilsby THAT Council approves deferring a new playground until further funding and themed designs can be investigated, directing staff to utilize the funds on the Community Hall Repairs needed at this time.

Carried Unanimously

*CAO Forseille explained all the recommendations that are required to fix the Community Hall. She stated that building is the only building that has been declared as a Heritage Site and it is important that it is preserved.*

*Councillor Rohatynski agreed, stating that while there are 20 children on the playground, there was over 150 residents of Wells that were vaccinated in the Community Hall this year and it is a building that creates revenue for the Community.*

## **5.0 STAFF REPORTS**

### 5.1 Fire Smart Community Grant- Awardment of the updating the Community Wildfire Resiliency Plan

21-132 **MOVED** Jordan Rohatynski, seconded Chris Cooley THAT Council receives the report from the Economic Development Officer regarding the need for a resolution to support the Proposal from B.A Blackwell and Associates Ltd. to complete the District of Wells Community Wildfire Resiliency Plan

Carried Unanimously

21-133 **MOVED** Jordan Rohatynski, seconded Mandy Kilsby THAT Council approves the Proposal from B.A. Blackwell and Associates Ltd. To create the District of Wells Community Resiliency Plan.

*Councillor Rohatynski posed the question does the report include the entire boundary of Wells.*

*CAO Forseille stated that it did include the entire boundary of Wells.*

Carried Unanimously

## 5.2 Request for Grant Application support for the Canada Community Revitalization Fund

21-134 **MOVED** Ksenya Dorwart, seconded Jordan Rohatynski THAT Council receives the report from the Economic Development Officer regarding the need for a resolution to support a proposed Canada Community Revitalization Fund

Carried Unanimously

21-135 **MOVED** Jordan Rohatynski, seconded Ksenya Dorwart THAT Council approves submitting an application to the Government of Canada for a Canada Community Revitalization Fund grant to support the revitalization and renovation of the District of Wells Community Hall for not more than \$400,000.00.

Carried Unanimously

## 6.0 BYLAWS

### 6.1 District of Wells Noise and Nuisance Bylaw No. 202, 2021

21-136 **MOVED** Ksenya Dorwart, seconded Jordan Rohatynski THAT Council gives Final reading to the District of Wells Noise and Nuisance Bylaw No. 202, 2021, as circulated.

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.*

21-137 **MOVED** Ksenya Dorwart, seconded Jordan Rohatynski THAT Council receives the Consent Calendar the BC Climate Action Revenue Incentive Program[32345]

Carried Unanimously

## 8.0 INFORMATION AND ANNOUNCEMENTS

### 8.1 Council

*Councillor Kilsby thanked everyone for coming out, and hopes the weather will give us a reprieve with some wetter cooler weather to help mitigate the fire threat.*

*Councillor Rohatynski thanked council, mayor and staff. He stated lowering us from 44 grants to only 3 grants is an exceptional feat. The roads will be getting calcium to help mitigate the dust. He thanked everyone for coming tonight.*

*Councillor Cooley thanked everyone for coming out, staff and the rest of the council. Thanked everyone who contributed letters for this meeting. He started the end of the month will be the first cabaret since Dec 19. He and the Sunset crew are excited to be back on stage and he hopes to see everyone out.*

*Councillor Dorwart posed a question about Sunset Cabaret regarding how many tickets are available.*

*Councillor Cooley stated that about 50 tickets would be available per performance.*

*Councillor Dorwart thanked everyone for joining, all committee members, active board members that are running right now, and staff. She feels we are moving in a forward direction and feels hopeful for the future of Wells.*

*Mayor Fouchalk thanked everyone for their time and effort, all the committees and all the town residents that continue to be active as well as, all the staff and his colleagues. Everyone is working hard and there are a lot of hurdles, out of a pandemic and into a state of emergency with all the fires. The Cariboo has been very lucky and hopefully our luck continues until we are able to get some fire mitigation around. He looks forward to seeing everyone at the next council meeting in Aug.*

## 8.2 Staff

*District Clerk, Lala Cripps thanked everyone with nothing new to report.*

*Fire Chief, Carrie Chard thanked everyone for the hotspot searches after multiple lightning strikes in recent storm. She reminded everyone not to get caught up on social media, that information should be from trusted sites such a BC Wildfire active map. We were blessed with a lot of rain and watched as the fires all burnt out which was very fortunate. 24-48 hours after a lightning strike can be a potential fire area so be aware when out exploring and report anything you see that may be suspicious of fire. 1-800-663-5555. Shout out to Brendan Bailey who is very active as the local fire warden in our area. The Canadian Rangers came to visit Wells, they set up at the Visitor Information Center for a meet and greet. It was a training exercise. They are a group that helps in Search and Rescue when the area is not accessible by quad or snowmobile, they go on horseback. More work will be done with this group due to the past winter with all the reports of missing people in remote areas so watch for that. She received a report from a citizen that off Dawson St. someone had a bonfire with an excessive amount of cigarette butts laying around, this incident happened within the last 7 days, please be aware and report any fires, as we are risk in the current weather conditions. The offenders walked right past the "No Burning" signs posted at that location down by the bridge. Shout out to Public Works. The District is looking amazing, she thanked them for all their hard work.*

*CAO Donna Forseille thanked Carrie and Lauren for driving around looking for hotspots after the storm, also to West Fraser Mill for their helicopter support and ground crews with equipment for fires as well as keeping the Swift River fire under control, and BC Wildfire services for responding and keeping the website updated*

*and current, Carrie our fire chief and Brendan our fire warden for all their collaboration in helping keep our community safe.*

### 8.3 Public Gallery

*Judy Campbell congratulated everyone on a great meeting. Glad to see forward motion for the idea of CBA. Judy agreed with Councillor Dorwart that our community needs to move in an organized step by step manner to gather information. Judy hopes that the community can plan and that it can then be decided how Osisko/BGM will play a part in their contribution to the growth of that plan. Judy is thankful that Osisko/BGM has stepped up when the community really needs it. Judy was sorry to hear that Chris Pharness thinks the community is adversarial in the reception of Osisko/BGM but that no matter how much the community appreciates them there are still somethings that need to be written down and a signed agreement in place to protect the community in the event any changes of company or employees, District, Council or staff. Judy believes the CBA would be mutually beneficial to Osisko/BGM as well as the community.*

*Dorothea Funk addressed Carrie's comment saying well done and thank you and thank you rain. Dorothea agrees it is a negotiation and that community needs to identify its needs to Osisko/BGM. Dorothea said she was concerned to hear Chris Pharness of Osisko/BGM say their letter supersedes a community benefit agreement as Council agreed to in the last council meeting. Dorothea thanked Councillor Dorwart for the discussion last meeting. Dorothea worries Council will feel constrained to only putting infrastructure needs in the agreement. Dorothea suggested that the committee contact Fort St John, BC to talk to who oversaw creating the Community Measures Agreement for the City of Fort St John in respect to the BC Hydro Site C Dam project. Dorothea stated she is gratified in the direction we are going and thanked everyone.*

*Julia Mackey thanked all for all the hard work done by Council and staff. Julia felt in strong agreement with Judy Campbell and Dorothea Funk. Julia thanked Osisko/BGM for everything they have done for the community. Julia pondered that a community benefit agreement would help people understand the processes and what a relationship between Osisko/BGM and the District of Wells will look like. Julia thanked Carrie and all involved with the Fire Mitigation Awareness at the Sunset theatre, it was very informative, and she had wished more people would have attended. She hopes to have another Fire Mitigation Awareness to see if more people could attend. Julia spoke to Councillor Rohatynski's desire to have Mayor Fourchalk's input into the CBA and believes the conflict of interest is specifically because it is actually a written document in the community charter in the BC Municipality guidelines that any elected person who does benefit financially from a company cannot legally participate in those discussions, she understands that as a community we would want the Mayor's input. Julia is very thankful the Sunset Theatre is able to open cabaret, it has been 19 months to the day since the last cabaret. Julia thanked everyone and all the hard work again and is very grateful to be a part of the community.*




*Chris Pharness thanked everyone for the work they are doing in town to chase down fires. Chris addressed the adversarial aspect of the conversation, the community being the underdog and Osisko/BGM being Goliath. Chris does not feel adversarial in the discussions, they are open and receptive. Chris clarified the discussion of helping the District of Wells with infrastructure problems supersedes the CBA not the letter itself. Chris stated he is happy to see people supporting Council these days as they are the Officials of our community.*

**9.0 ADJOURNMENT**

9.1 Adjournment of the Regular Council meeting of Tuesday July 20, 2021.

21-138 **MOVED** Jordan Rohatynski, seconded Ksenya Dorwart THAT Council at 8:36 PM adjourns the Regular Council meeting of Tuesday July 20, 2021.

Carried Unanimously



Donna Forseille, CAO



Gabe Fourchalk, Mayor

