

**Minutes of the Regular Meeting of Council held October 10, 2018
In the Municipal Hall in Open Forum**

Those in Attendance:	Mayor Lindstrom Councillor Reyden Councillor LePoidevin Councillor Storey
Staff	Rodney Holland, Chief Administrative Officer Dave Christie, Economic Development Officer
Delegation	None
Public	Darrel Holland Audrey Fennema Garry Watson

Mayor Lindstrom called the meeting to order at 5:30 and welcomed those in attendance

Agenda:

Resolution 10-10-269 M/S Councillor Storey / Councillor LePoidevin
"Motion to adopt the agenda"

Carried

Delegation:

Garry Watson, president of the Fraser Lake & District Senior Citizen Housing Society (FLDSCHS) provided an update on the FLDSCHS' initiative to develop new Senior's Housing in Fraser Lake. Kerry Jantz has been the lead on this initiative. An application was made to BC Housing for funding. The application was prepared with the assistance of Liberty Consulting. It has since been reviewed by BC Housing. In a conference call with BC Housing, Mr. Jantz and Ken from Liberty Consulting have been told if the community doesn't have a population of 35,000 or more, you won't be able to meet the criteria. Government rent subsidies have been eliminated, so, projects such as this are required to be self sustaining; without government assistance. New housing developments supported by BC Housing require 30% of the units to be "market rents". These units rent for whatever the market will bare. The remaining 70% are subsidized units. Typically, the subsidization comes from the proceeds of the "market rent" units. 50% of the housing units must be reserved for "low income" occupancy. Rents are geared to income, not local market. Low income unit rent at a maximum of 30% of the tenant's income. The remaining 20% must be "deep subsidy" units. These are geared to people who

have virtually no income. Again, the society is expected to subsidize from the proceeds of the "Market Rent" units.

In the Lower Mainland, where market rents are substantially higher, those proceeds are used to offset the "low income" and "deep subsidy" units. In our area, where market rents are substantially less, this model is not sustainable.

The FLDSCHS proposal is to develop 16 senior's housing units. Liberty Consulting has developed the design for this development. Costs range from \$3.5 M for a basic development to \$4.5 M for something more spacious and nicely appointed. BC Housing offers a subsidy of \$100,000.00 per unit for a total of \$1.6 M. The FLDSCHS completed a financial analysis on their capacity to support this project. They believe they could maintain a mortgage of \$1.1 M. They fall short of the required funding.

During the review of FLDSCHS's application, the possibility of co funding was discussed with BC Housing. They were clearly told co funding is prohibited. The society would not be allowed to apply to NKDF or NDIT or any other funding source to top up their funding to meet the project costs.

Mr. Watson believes the rules need to change before this project will be achievable in Fraser Lake. In his assessment, the current program is geared to higher rent regions such as the Lower Mainland or Victoria.

Mayor Lindstrom asked how neighbouring communities were able to get new housing.

Mr. Watson feels those projects involve a significant amount of private investment. Where private investment is available, projects are less reliant on government funding.

Mr. Watson reports the Society will monitor any changes to the rules. This is a shelf ready project that can be presented should the funding criteria change.

Councillor Storey referred to her meeting with Minister Selena Robinson during UBCM. Senior's Housing was discussed. Minister Robinson directed this project to the Housing Hub. Councillor Storey suggested phoning Minister Robinson as a group. The information being provided by the Minister and BC Housing seem to be different. She understands this can be frustrating.

Mr. Watson advises they've been working with Jeff Stedman of BC Housing. Mr. Stedman has been very helpful. The last correspondence received from BC Housing was April 2018. Mr. Watson feels Mr. Stedman would have advised if anything had changed relative to either levels of funding or the co funding restriction.

Mayor Lindstrom stated there may be some benefit in going one step above BC Housing. Minister Selina Robinson is the Minister of Municipal Affairs and Housing. She may be able to cut through some of the red tape.

Councillor Storey stated she'd like to clarify the comment around no co funding. Why wouldn't they want co funding? Councillor Storey agrees our seniors deserve a place to age in place. We have a lot of seniors living in the outlying area who would like to move into town to obtain more services.

Councillor Storey asked if there had been any talk about respite care?

Mr. Watson stated the FLDSCHS talked of providing respite, but BC Housing shut that conversation down. BC Housing have stated they do not fund the development of respite space. It was proposed that if the society were successful in building the new facility under the BC Housing criteria, the old Silver Birch Lodge could be modified to provide respite care. The Society is aware of the need for both Respite and Assisted Living.

Mr. Watson noted Northern Health does not provide funding for capital construction. When and if the building is built, they will rent space and supply services.

Mayor Lindstrom thanked Garry Watson for his presentation to Council.

Minutes:

Resolution 10-10-270 M/S Councillor Storey/ Councillor Reyden

"Motion to adopt the minutes of the regular meeting held on September 26, 2018 as presented"

Carried

Resolution 10-10-271 M/S Councillor LePoidevin/Councillor Storey

"Motion to adopt the minutes of the In-Camera meeting held on September 26, 2018 as presented"

Carried

Business Arising from the Minutes:

None

Council Reports:

Councillor LePoidevin attended the All Candidates Social at the Legion on October 9th. Only about 8 members of the public attended. The East Coast Dinner that followed the Open House was well attended with approximately 125 enjoying the east coast fare.

Councillor Reyden attended the All Candidates forum at the school. Councillor Reyden complimented the candidates on their introductions and response to the questions.

Councillor Storey provided an update on the Eco Cooperative project she has been monitoring. Two architects will be in Fraser Lake next week, to begin the process of developing the scope and design of the Eco Coop building. These activities are expected to take up to 8 months to complete. The consultants are also collecting community information using an application known as "Ethelio". The program is used to engage the community and to maximize community participation. To date, \$17,000.00 has been invested in this project. Integris Credit Union is assisting with in kind technical support. The master plan is nearing completion. Councillor Storey feels this project will be good for our community if it works out. She also believes it will help retain our youth. Councillor Storey advises Shelly Gleave and her team have done a lot of work to get this initiative to this point.

Mayor Lindstrom attended the All Candidates forum. He felt the event was well organized and it went very well.

Mayor Lindstrom sat in on a presentation from Dave Van Dolah, the District Manager of the Ministry of Forests, Lands and Natural Resource Operation, Vanderhoof, B.C. and Josh; the District Manager of Quesnel Forest District. They presented on the upgrade of the Blackwater Road. The rationale for the upgrade is to provide an alternative evacuation for the approximately 40 residents of the Kluskus FN Community. The question posed to Mr. Van Dolah and Josh related to the width and capacity of the proposed bridge over the Kluskus River. Forestry wants to build the bridge for 9 axial logging trucks. This has been a hot topic in our area for some time as it is believed the ulterior motive for this road and bridge upgrade is to provide access to Quesnel and Williams Lake mills to our timber supplies. With the fires this past summer, our local timber supply has been significantly reduced. We don't want our timber being sent to Quesnel, B.C. Mayor Lindstrom invited Josh and Dave Van Dolah to a Fraser Lake Council Meeting. They are open to an invitation.

Mayor Lindstrom noted past Mayor Len Fox passed away this past Saturday. He would like to send a Condolence Card to Len Fox's family.

Resolution 10-10-272 M/S Councillor LePoidevin / Councillor Storey
"Motion to receive the councillor report"

Carried

Accounts Payable:

Resolution 10-10-273 M/S Councillor Reyden / Councillor LePoidevin
"Motion to adopt accounts payable and payroll in the amount of \$84,934.14"

Carried

Councillor Storey asked for clarification on the clutch repairs to E-12 by Valley Diesel.
Councillor Storey asked which fire truck was E-12?

CAO Holland advised E-12 is the old HUB fire truck. This truck is used as a back up to our main engine. We learned of the problem when it was sent out during the Forest Fires this summer. With this repair, it is again able to act as a back up vehicle to our main fire truck.

Councillor Reyden asked for more information on the payment to Bud's Electric in the amount of \$3,522.99.

CAO Holland advised this is for a compilation of invoices. The most expensive was for the installation of a light alarm limit switch for the eyewash at the arena for \$1064.00. It also included a switch at the lake side pump house to allow connection to the chlorine gas system for \$472.00, installation of the time able locks on the washrooms at the RV Sites and beach in White Swan Park, repair of the furnace in the arena lobby, and wiring the streetlight at the crosswalk at Chowsunket and Endako Avenue.

Councillor Reyden asked about the purchase of Delux paint for the airport for \$2,389.46.

EDO Dave Christie advised this paint is a special high wear paint intended for use at airports. Its an industrial marking paint. The cost of this purchase was covered by the Air Access Grant.

Correspondence List:

None

CAO Reports:

None

Staff Reports:

Economic Development Officer, Dave Christie provided an update on the Age Friendly Community 2019 Program. Dave Christie was able to speak with representatives in both Burns Lake and McKenzie to learn more about their experience in becoming designated as an Age Friendly Community. In both cases, these communities brought in a consultant to complete their Age Friendly assessment. In each case, the consultant cost \$20,000.00 to \$25,000.00. Administration would like to apply to the Age Friendly community program for up to \$25,000.00 to develop an Age Friendly Action Plan for our community.

Resolution 10-10-274 M/S Councillor Storey/Councillor Reyden
"Motion to apply to the Age Friendly Communities 2019 program for up to \$25,000.00 to develop an Age Friendly Action Plan for our community"

Carried

EDO Dave Christie provided an update on the Red Cross Community Gathering grant. Our application was successful. We will receive \$4,500.00. \$3,500.00 is for food. The remaining \$1,000.00 is for pumpkins. All students from Grade 4 to Grade 7 will have a pumpkin to carve. The Chamber of Commerce usually donates \$750.00 toward the food. This year they are donating the \$750.00 toward the fireworks budget, so, we're looking forward to a very nice fireworks display.

Resolution 10-10-275 M/S Councillor Storey/Councillor Reyden
"Motion to receive staff reports"

Carried

Reading List

None

New Business:

Councillor Storey would like to hold an Open House on Cannabis. In conversation with Councillor Brian Frenkel of Vanderhoof, she learned that Councillor Fenkel and Councillor Judy Greenaway of Fort St. James, B.C. held a Cannabis Open House. Brian Frenkel made a 20 minute presentation, someone from the RCMP made a 10 minute presentation and a physician also made a 10 minute presentation on the health impacts of cannabis consumption. Their presentation also talked about school rules.

Councillor Brian Frenkel has offered to make the same presentation in Fraser Lake, should we choose to have an open house. In Vanderhoof they have asked to have a Government run retail store. For rural communities, they can ask to have a privately-run cannabis retail, a government run store or a combination store.

Councillor Frenkel has also suggested we amend our smoking bylaw.

Resolution 10-10-276 M/S Councillor Storey/Councillor LePoidevin

"Motion to invite Brian Frenkel to attend an Open House on Cannabis in Fraser Lake"

Carried

Bylaws:

Bylaw 798, 2018 – Permissive Tax Exemptions

Resolution 10-10-277 M/S Councillor Reyden/ Councillor Storey

"Move the forth and final reading of the Village of Fraser Lake Permissive Tax Exemptions Bylaw No. 798, 2018"

Carried

Bylaw 799, 2018 – Borrowing in Anticipation of Revenue

Resolution 10-10-278 M/S Councillor Reyden/Councillor Storey

“Move the forth and final reading of the Village of Fraser Lake Borrowing in Anticipation of Revenue Bylaw No. 799, 2018”

Carried

Next Meeting of Council:

November 14, 2018 at 5:30 pm

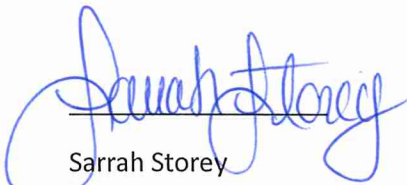
Adjourn:

Resolution 10-10-279 M Councillor LePoidevin

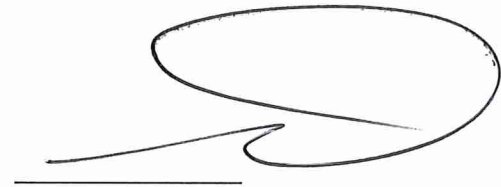
“Motion to adjourn the meeting at 6:16 pm”

Carried

Certified Correct



Sarah Storey
Mayor



Rodney J Holland
Chief Administrative Officer