



Minutes of the Regular Meeting of Council Held electronically on May 27, 2020

With Reference to Ministerial Order No. 83, Local Governments have been given permission to attend Regular Meetings in an electronic format during the COVID 19 Provincial State of Emergency to allow Local Government to focus on emergency and time restricted decisions related to finances. The electronic format is required to meet the recommendations of the Provincial Health Officer to maintain social distancing.

Those in Attendance:

Council: Mayor Storey
Councillor LePoidevin
Councillor Watt-Senner
Councillor Fennema
Councillor Jenkinson

Staff: Rodney Holland, Chief Administrative Officer
Vern Hilman, Director of Public Works
Joe Pacheco, Fire Chief
Dave Christie, Economic Director Officer

Agenda:

Mayor Storey called the meeting to order at 5:43 pm.

Mayor Storey requested a motion to adopt the agenda and requested the declaration of new business.

Resolution 05-27-189 M/S Councillor LePoidevin/ Councillor Jenkinson
"Motion to adopt the Agenda"

Carried

No new business was declared.

Delegation:

None

Minutes from the Previous Meetings:

Resolution 05-27-190 M/S Councillor Jenkinson/ Councillor Fennema
“Motion to adopt the minutes of the Regular Meeting held May 13, 2020 with the requested amendments”
Carried

Resolution 05-27-191 M/S Councillor Watt-Senner/Councillor LePoidevin
“Motion to adopt the minutes of the In-Camera Meeting held May 13, 2020”
Carried

Mayor Storey called for discussion.
No discussion.

Business Arising from the Minutes:

None

Councillor Reports:

Councillor LePoidevin had nothing to report.

Councillor Watt-Senner had nothing to report.

Councillor Jenkinson thanked the Public Works team for taking care of the issues he identified at White Swan Park.

Councillor Fennema attended a meeting of the Autumn Services Board. Autumn Services has been super busy. They have maintained a number of their services in a takeout format. They are looking for opportunities to re open their centre. Councillor Fennema stated many of our local seniors are feeling quite lonely and re opening the Autumn Services Centre will help with that.

Mayor Storey reports meeting with MLA John Rustad. She provided him with an update on how our community is doing during the pandemic. MLA Rustad was interested in discussing major concerns and difficulties.

Mayor Storey commented on the 2020 tree planting activities. Although the community was promised the tree planters would not reside in our community, at least twelve are being housed in the black apartments. Although Mayor Storey is not concerned about the presence of these tree planters as most are from B.C. or they have been in the Province for some time, her concern relates to being told one thing by the Industry and they're doing the opposite.

Mayor Storey noted a person went missing over the Victoria Day long weekend in the Endako River. She assisted NVSAR Search Manager Chris Walker with social media communications. There was concern over the number of curious people who want to have a look for themselves. Mayor Storey feels a communications policy should be developed for similar events.

Mayor Storey thanked the responders who were involved in this search.

Mayor Storey reported on the most recent Regional District Board meeting. She noted the Fraser Lake Legion was awarded \$21,000.00 from the RD Gas Tax Fund to complete their new entrance project. The Village of Fraser Lake has been awarded \$125,000.00 for the Arena Ice Plant upgrades and energy upgrades to the Fraser Lake Innovation Centre.

The discussion of cardboard in landfills continues. The Ban on cardboard is being reinstated by the RDBN as it is a significant issue for our landfills.

The RDBN Board of Directors have sent a letter to the Federal Government regarding the implementation of the Firearms ban. The general consensus is, the policy was not implemented through a proper democratic process.

Mayor Storey commented on broadband coordination activities through the RDBN. Work to improve internet services is being pursued on many fronts.

Mayor Storey commented on the new FireSmart brochures that are coming out. She is hoping they can be circulated effectively.

Mayor Storey reported on a phone conversation she had with Sgt Jason Ruming of the Fraser Lake RCMP. Sgt Ruming provided Mayor Storey with an update on what is going on in the community. She learned the Fraser Lake Detachment is hoping to recruit a new Victim Services person. The Fraser Lake RCMP are also attempting to obtain a Tripartite Agreement to better serve the communities of Stellaquo and Nadleh Whut'en. Finally, the RCMP have purchased three homes in Fraser Lake. Sgt Ruming feels this may assist in attracting new members to the community.

Mayor Storey announced the Province has awarded the Village additional funding under the Northern Capital and Planning Grant. This is the second payment to the Northern Capital and Planning grant. The grant was for \$777,000.00.

Resolution 05-27-192 M/S Councillor Jenkinson/ Councillor Fennema
"Motion to receive the Councillor Reports"

Carried

Mayor Storey called for discussion.
No discussion.

Accounts Payable:

Resolution 05-27-193 M/S Councillor LePoidevin/ Councillor Fennema
"Motion to adopt Accounts Payable and Payroll in the amount of \$133,076.22"
Carried

Mayor Storey called for discussion.
No discussion.

Correspondence List:

Resolution 05-27-194 M/S Councillor LePoidevin/Councillor Fennema
"Motion to receive the correspondence list"
Carried

Business from the CAO:

Essential Services Mutual Aid Agreement:
CAO Holland presented the legally reviewed document. This Essential Services Mutual Aid agreement is like the mutual aid agreements that are currently in place for fire services. This agreement expands the list of services for which our communities will support each other during times of emergency.

A brief discussion followed.

Resolution 05-27-195 M/S Councillor LePoidevin/Councillor Fennema
"Motion to sign the Essential Services Mutual Aid Agreement"
Carried

Fresh Water to White Swan Park:
This capital project was authorized during 2020 budget talks. Unfortunately, our application for funding in support of this project was not successful. Administration provided a recap of the project. This infrastructure project is eligible for funding under the Northern Capital and Planning Grant. To complete the project, \$10,553.97 will need to be expended from the Northern Capital and Planning Grant.

Resolution 05-27-196 M/S Councillor Jenkinson/ Councillor LePoidevin
"Motion to expend up to \$10,553.97 from the Northern Capital and Planning Grant Reserve to install freshwater service to the washrooms and irrigation system in White Swan Park"
Carried

Recreation program:
Our Recreation Director has resigned her position with the Village. She is moving on to her next adventure. With this development, Administration would like to assess the need for recreational programming under the current circumstances. The COVID-19 pandemic has significantly impacted recreational programming everywhere. Provincial Health Orders have directed the closure of

many facilities and services that have been deemed nonessential. Most organized activities and team sports have been cancelled; examples include hockey and soccer. As a result of these Health Orders, our recreation program has seen limited activity since February 2020. Our Recreation Director has been keeping herself busy updating the Hiking Booklet and pitching in on administrative tasks around the office.

Aside from the pandemic, other considerations include the fact that several groups in the community were successful in their application for funding to provide services to seniors. With these new funds, Autumn Services and Northern Health have begun providing similar programming to what our Recreation Director was providing to local seniors. At least some of our services have become redundant.

CAO Holland recommends the Village take a break from our Recreation Program. This includes not seeking a new Recreation Coordinator until a demonstratable need is identified.

Mayor Storey agrees there is no need to attempt to recruit a new Recreation Coordinator.

A brief discussion followed. All members of Council agreed, there is no need to recruit a Recreation Director at this time.

Mayor Storey voiced her appreciation for the services LeEtta provided during her tenure as our Recreation Director.

Resolution 05-27-197 M/S Councillor LePoidevin/Councillor Watt-Senner

“Motion to not recruit a Recreation Director”

Carried

End of Electronic Meetings:

CAO Holland advised Council Meetings will return to face to face meetings for the next Regular Meeting of Council on June 10, 2020.

Resolution 05-27-198 M/S Councillor Fennema /Councillor LePoidevin

“Motion to receive CAO Reports”

Carried

Staff Reports:

Fraser Lake Villa Trailer Park:

EDO Dave Christie presented a report on the Fraser Lake Villa Trailer Park. Soil samples were collected on May 21st, 2020. Although the representative from Terra West found no significant cause for concern, the results of the laboratory analysis has not yet been received.

EDO Christie advises he has received calls from the Little Rock Lodge looking for accommodation. A number of contractors and sub contractors are looking for a place to set up their trailers while they work on the CGL project. This presents an economic opportunity for the community should Council decide to continue with the development the Fraser Lake Villa Trailer Park.

The proposal would result in the establishment of 19 serviced lots. This is phase one of a two or three phase project. Initially, each lot would receive buried water and sewer connections. The existing hydro service would remain on the poles. A gravel driveway will be constructed onto each lot. The cost of phase one is estimated at \$200,000.00.

EDO Christie believes the Village will be able to rent these properties for \$1,000.00/month. This monthly rent would include hydro, water, sewer and garbage for each site. EDO Christie has checked with our local resorts. The \$1,000.00 per month or \$32.00 per night fee is consistent with the overnight fee at both Piper's Glen and Nithi on the Lake where rates range from \$32.00 per night to \$55.00 per night. Since neither resort allows 12 month occupation of their sites, development of the Fraser Lake Villa Trailer park does not compete with their seasonal business model.

Mayor Storey asked if the Village should be conducting a feasibility study?

EDO Christie advised this is a time sensitive opportunity. Most of the CGL employees, contractors and subcontractors will arrive in Fraser Lake in the next 6 or 7 weeks. They will be looking for a place to establish themselves for up to the next 3 years. If a place is available for them in Fraser Lake, they are likely to establish themselves here. Otherwise, they will establish themselves in another community.

Councillor Jenkinson stated he thought this project was originally in the 2020 plan.

CAO Holland advised, the survey and re design of the trailer park was a 2020 project. The soil analysis was over and above the budgeted project. Installation of service infrastructure is additional to that. If pursued this project could appropriately be funded under the Northern Capital and Planning Grant program. Our reserve currently sits at approximately \$2.9 M.

Councillor Jenkinson asked if Administration has developed a management plan? How would rents be collected? Who would deal with weekend complaints?

CAO Holland agreed, this needs to be addressed. Since the Village doesn't currently operate a modular home park, there has been no need for such a plan. However, if this project moves forward, staff will explore best practices at other well-run facilities.

Councillor LePoidevin asked if trailer parks are a growing business.

CAO Holland advised, each year, the Village receives several inquiries from persons looking to move into Fraser Lake. Following the CGL project, CAO Holland believes a nicely developed Modular Home Park will attract customers. The proposed monthly fee that will be levied from the CGL workers will repay all monies invested in phase one of this project. The longer-term plan for the Park is to install underground hydro service, concrete trailer pads and 4' chain link fence around each lot. Pad rental will be set based on the investment of the Village. CAO Holland believes an attractive, well managed development will attract residents.

Councillor Fennema asked about the existing tenant in the trailer park. She noted their development in the trailer park was sprawling.

EDO Christie agreed, the tenant is occupying 3 of the 19 sites. In 2007, the Village granted the tenant a larger lot size due to the limited number of tenants in the trailer park. EDO Christie has been meeting with the tenants on a regular basis to keep them up to date on our plans. They understand, some of their equipment will need to be moved to the back of the Trailer Park. When these tenants leave the Modular Home Park, their footprint will be returned to three trailer sites.

Councillor Jenkinson would like to see contractual agreements with tenants. Rather than day by day, he would prefer yearly or monthly agreements.

EDO Christie agreed. EDO Christie advised the CGL workers are expected to be here for three to four years. Once established, he does not believe they will want to move.

Resolution 05-27-199 M/S Councillor Fennema/Councillor LePoidevin

“Motion to expend up to \$200,000.00 from the Northern Capital and Planning Grant Reserve to install water, sewer and hydro infrastructure into the Fraser Lake Villa Trailer Park”

Carried

Resolution 05-27-200 M/S Councillor LePoidevin/Councillor Fennema

“Motion to receive Staff Reports”

Carried

Reading List:

Resolution 05-27-201 M/S Councillor Jenkinson/Councillor Fennema

“Motion to receive the Reading List”

Carried

New Business:

Councillor LePoidevin commented the traffic on the roadway between Mouse Mountain School and Tunasa Drive are driving too fast. He would like to see signage place on this road asking drivers to slow down.

Councillor LePoidevin asked about the excavation at the arena?

CAO Holland explained a two-inch water line is being installed to a hydrant out near the highway. This hydrant is connected to the water dispensing station. The locating of this hydrant to the new location will improve safety around the Arena and Curling Rink doors. The cost of the new line was estimated at \$3,000.00 by the Director of Public Works. Public Works has been extremely busy so the project has taken longer than expects; however, it should be complete soon.

Councillor Watt-Senner asked for an update on the letter to Mr. Nowlin.

CAO Holland advised the letter was received by Mr. Nowlin and he has contacted the Village Office. He has asked to speak with Council at the Regular Meeting June 10, 2020.

Councillor Jenkinson asked if June 10th was after the 30-day directive set by Council.

Mayor Storey replied no it was not. Mayor Storey noted the 5th wheel trailer will be gone in a couple of months. She is not that concerned about the situation.

CAO Holland advised; following Council's direction on May 13th, legal advice was sought to ensure there were no encumbrances against enforcing our Bylaw relative to the pandemic. The advice received is there are none. Our municipal lawyer also advises the only way the Village can pursue this concern is by way of a Court Order and due to Court backlogs, it would likely be the Fall before we would see a court date.

Councillor Fennema reports the Library will open for three days per week and following guidelines as set out by WorkSafeBC.

Councillor Jenkinson revisited his concern around enforcement of Village Bylaws. He feels we should be able to enforce our bylaws without going through a lawyer. He would like to know what the Village can do to create bylaws that are not ignored.

CAO Holland advised bylaws are typically enforced through several processes: compliance orders, ticketing or court orders. Our Village does not have a ticketing bylaw. That said municipal tickets are typically limited in their enforceability. Regardless, they can be a useful tool.

Resolution 05-27-202 M/S Councillor Jenkinson/Councillor Watt-Senner
"Motion to develop a ticketing bylaw for the Village of Fraser Lake."

Carried

Councillor Jenkinson asked about communications between Administration and Council. He would like a higher level of communication, so Council can better respond to inquiries by the Public. He used the PNG gas line break on Francois Drive as the example. Several residents were evacuated, and he feels Council should have been notified.

CAO Holland advised the PNG gas line break occurred during the repair of a leaking curb stop. Our Public Works followed all required protocols, including the BC One Call. Following the gas line break, WorkSafeBC was notified. WorkSafeBC investigated and exonerated our Public Works Staff. As for the evacuation, several residents were evacuated as standard protocol by the Fraser Lake Fire Department.

Mayor Storey agreed. She would like a standard for notification of Council. She feels Council needs to be in the know. She feels this is necessary to address rumours, to calm people down and to be able to communicate well.

A discussion followed.

Resolution 05-27-203 M/S Councillor Jenkinson/Councillor Fennema
"Motion to receive new business"

Carried

Bylaws:

Resolution 05-27-204 M/S Councillor Fennema/Councillor Watt-Senner
"Motion to conduct the first, second and third reading of the Village of Fraser Lake Trucked
Liquid Waste Bylaw No. 816, 2020"

Carried

In-Camera:

Resolution 05-27-205 M/S Councillor LePoidevin / Councillor Watt-Senner
"Move to move the Regular Meeting In-Camera under Section 90(1)(k) of the Community
Charter at 7:29 pm"

Carried

Return to the Regular Meeting:

Return to the regular meeting at 7:50 pm.

Next Meeting of Council:

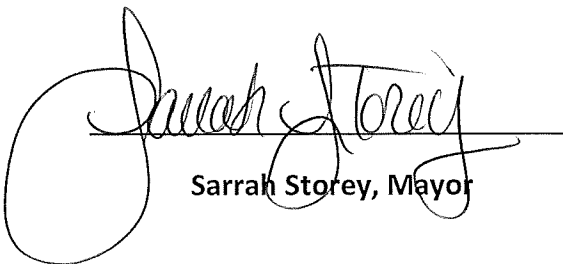
Next Council Meeting on June 10, 2020 at 5:30 pm.

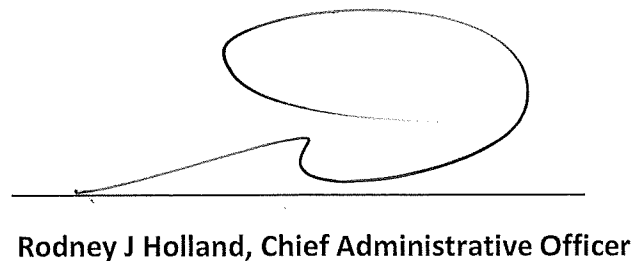
Adjournment:

Resolution 05-27-210 M/S Councillor LePoidevin /Councillor Fennema
"Motion to adjourn the meeting at 7:25 pm"

Carried

Certified Correct:


Sarah Storey, Mayor


Rodney J Holland, Chief Administrative Officer