



**Minutes of the Regular Council Meeting held in the Municipal Chambers
on Wednesday, June 22, 2022, at 5:30 pm**

**Meeting Called to Order
at 5:30 pm.**

Agenda:

Mayor S. Storey presided. Councillors present were C. LePoidevin, K. Watt-Senner and A. Fennema. Councillor J. Jenkinson joined the meeting by phone.

Staff present was Chief Administrative Officer R. Holland.

Mayor Storey called for a motion to adopt the agenda and asked for the declaration of new business.

MOVED/SECONDED to adopt the agenda.

Resolution 06-22-261

Carried

Delegations & Guests:

Allan Bieganski, Stefan Schurz, Darren Dyck, Floyd Wuthrich and Tim Johnson from the Four Rivers Coop, Vanderhoof, B.C.

Mr. Bieganski presented. Mr. Bieganski is the general manager of the Four Rivers Cooperative, Vanderhoof, B.C.

After reviewing the correspondence from the Village regarding the proposed configuration for the Fraser Lake Cardlock, the planning group re visited the development plan and are proposing three (3) alternatives to the original plan to address traffic flow concerns.

Mr Bieganski presented each of the new alternatives. Council felt the plan labelled Option 1B was preferred. This option brings traffic into the cardlock facility off the frontage road on the north side of the property. Vehicles will exit the site to the south onto Langley Avenue. The Co op plans to erect signage to ensure the public is aware of the intended traffic flow. The layout of the fueling and DEF stations will require this traffic flow.

The Four Rivers Cooperative hopes to begin preparatory works at the site within two weeks.

Mr. Bieganski talked about the importance of this project to the Four Rivers Cooperative. The Co op would like to be able to accommodate the larger trucks involved in the Coastal Gaslink Pipeline construction and the Port of Prince Rupert expansion. They have modified their design to increase the width of their fueling lanes 16 'wide to accommodate these larger vehicles.

Mayor Storey noted the Village has not received a response from the Ministry of Transportation and Infrastructure (MOTI). She is concerned about any requirements the Ministry may require to accommodate the longer vehicles.

Mayor Storey also commented on the additional maintenance that will be required on the Village streets due to the additional heavy traffic on the roads in the commercial subdivision.

Mr. Bieganski stated the Four Rivers Cooperative currently has three concerns related to this project. The first relates to being authorized to use the Frontage Road to access their site. The second relates to timing of Council's authorization. Delay of this project could result in loss of their contractor. The third concern relates to Council's request for guaranteed timelines for completion of the three (3) phases of this project. Mr. Bieganski stated the construction of phases II and III depend on the economy. Because that is not something the Co op can influence, they are unable to provide timeline guarantees

Councillor Watt-Senner stated the Village would like to know the thresholds for the various phases. What are the minimums to advance the next phase of construction?

Mr. Bieganski stated the Co op doesn't typically build truck and car washes. He felt there may be a challenge in assessing the investment versus the return for such an endeavour. At a minimum the Coop would want a 9 ½ percent return. And in this case, they would be shooting for a 12 ½ return on their investment.

Floyd Wuthrich of the Board of Directors stated it is nice to have a piece of property that can accommodate all the proposed services. He noted that the Federated Coop has a huge service area and a wide variety of demands. The long term plan is to build the entire project and to ensure this development meeting the Four Rivers Cooperative standards.

Tim Johnson of the Board of Directors stated the Co op could provide a "Letter of Intent". Although the "Letter of Intent" is not legally binding, it would set out the plans of the Four Rivers Cooperative to build a nice cardlock facility in Fraser Lake.

A discussion followed. Concerns about Commercial vehicles exiting and entering from the highway.

Stefan Schurz of the Board of Directors talked about the Vanderhoof cardlock. He feels there is more space available in Fraser Lake for truck movements. He stated the Vanderhoof cardlock does not have enough space for larger trucks to get off and onto the highway. In Fraser Lake, the speed limit on Highway 16 through the Village of Fraser Lake is 50 km/hr. He felt this speed limit is advantageous to commercial vehicles coming and going from the highway to this site.

Stefan Schurz noted there are no bathrooms at any of the cardlocks between Fraser Lake and Prince George, B.C. He felt that would be a significant attraction for the Fraser Lake cardlock.

Mr. Bieganski provided a recap to their presentation. In review of the Coop's 2021 plans to re & re the old cardlock would have been a mistake. With the purchase of the 3 ½ acres from School District 91, a better cardlock facility can be build by the Four Rivers Cooperative. The Four Rivers Cooperative is always involved in visioning exercises. They are always looking for new opportunities to improve their services. They feel this development is one such opportunity.

Mayor Storey thanked Allan Bieganski and the members of the Board of Directors in attendance for their presentation.

**Regular Council Minutes,
June 8, 2022**

MOVED/SECONDED that the Regular Council Meeting Minutes of June 8, 2022, be adopted as presented on this day and that such Minutes as read set out all the business before Council that day and fully and properly record all the resolutions and bylaws passed and adopted by Council at that meeting.

Resolution 06-22-262

Carried

**Business arising from
the Minutes:**

None

**Reports on Council
Activities:**

Councillor LePoidevin

None

Councillor Watt-Senner

None

Councillor Jenkinson

None

A/Mayor Fennema

Councillor Fennema attended the Autumn Services Meeting on June 16th. On June 18th, she attended the Men's Shed BBQ. On June 21st she attended the Indigenous Day festivities.

Councillor Fennema was speaking with the Massage Therapist at the Professional Building. She has asked to have the civic address placed on the building for out-of-town clients.

Mayor Storey

Mayor Storey attended the sturgeon release in Vanderhoof, B.C. She took some photos of the students releasing sturgeon.

Mayor Storey attended the Business Expo. She complimented the organizers of the event. She felt there was good attendance to the event.

A brief discussion on whether the event should only be one day was held.

Mayor Storey has several phone conversations with Allan Bieganski of the Four Rivers Cooperative about the proposed Fraser Lake Cardlock Development. Mr. Bieganski is concerned about loosing their contractor for 2022 should further delays occur to this project.

Mayor Storey attended the Indigenous Day celebrations on June 21st. She provided an opening and closing speech. The rain didn't dampen the celebration. Mayor Storey feels the Village should have a bigger presence at the event.

Mayor Storey spoke with Minister Lisa Beare's staff earlier today. She is promoting the establishment of a Service Canada Kiosk in Fraser Lake. This would bring a team of Service Canada personnel from Prince George to Fraser Lake several times per year.

MOVED/SECONDED to receive Councillor Reports.

Resolution 06-22-263

Carried

Accounts payable:

The accounting reports were presented.

MOVED/SECONDED to adopt Accounts Payable and payroll in the amount of \$161,042.00

Resolution 06-22-264

Carried

Correspondence List:

None

Business from the CAO:

VFL Communications/CityWest – Property taxes – Partnering Agreement
CAO Holland referred to Section 4.3 of the Village of Fraser Lake/CityWest Partnering Agreement that agrees to exempt CityWest from property taxes where the property relates to the provision of the new municipal fiber optic service – VFL Communication.

The property located at the corner of Chowsunket Street and Endako Avenue was purchased by CityWest in support of the VFL Communications

partnership. This site is the location of the electronic control centre for the fibre optic network that is being built in Fraser Lake. Section 225(2) enables Council to provide property tax exemptions for eligible property:

- that are owned by a person or public authority, providing a municipal service under a partnering agreement; and
- the council considers will be used in relation to the service being provided under the partnering agreement.

A discussion followed. Council agreed with the property tax exemption and felt that the \$404.82 would best come from general revenues.

MOVED/SECONDED to provide CityWest with a property tax exemption for 15 Chowsunket Avenue under Section 225(2) of the Community Charter for \$404.82.

Resolution 06-22-265

Carried

Show & Shine Car Show – July 14, 2022

George Dinsmore is organizing a Show & Shine Car Show for Sunday July 14th. He would like to hold the event at White Swan Park. With council's permission, Mr. Dinsmore would like to ask for the use of an event tents that Public Works would need to set up and for use of the electricity at the stage. Mr. Dinsmore is hoping to have a small band for the duration of the event: 10:00 to 3:00 pm. If White Swan Park is not available for the event, Mr. Dinsmore would like to hold it on the soccer fields.

MOVED/SECONDED to authorize the Show & Shine Car Show on July 14th and to provide use of an events tent and the electricity at the stage in White Swan Park.

Resolution 06-22-266

Carried

MOVED/SECONDED to receive the CAO reports.

Resolution 06-22-267

Carried

Staff Reports:

Canada Day – Schedule of Events:

CAO Holland presented the final schedule of events for Canada Day activities.

MOVED/SECONDED to receive staff reports.

Resolution 06-22-268

Carried

Reading List:

MOVED/SECONDED to receive the Reading List.

Resolution 06-22-269

Carried

New Business:

Councillor Watt-Senner has received several complaints about unsightly premises. She feels the Village needs to do something differently. There are a lot of homes around town that need to clean up.

Councillor Jenkinson stated there are potholes on Park Drive at the railway tracks. He would like to see those potholes fixed. Councillor Jenkinson inquired about the dock that typically sits at the base of the ramp on the Wharf. Will it be re installed?

CAO Holland responded. When the Wharf was closed several years ago, the floating dock was integrated into the configuration of docks at the boat launch. Administration will speak with Public Works about how to best address this request.

Mayor Storey commented on the requests from the Four Rivers Cooperative. She asked if Council was prepared to move ahead with their project?

A brief discussion followed. As presented, Option 1B is the preferred configuration for the Fraser Lake Cardlock.

Mayor Storey feels this is an important development for the Village. She feels it may be strategic to attend the Four Rivers Cooperative AGM each year to stay connected with the Board and to keep this development on their agenda.

MOVED/SECONDED to send the Four Rivers Cooperative a letter advising they can move ahead with Option 1B and to request a Letter of Intent that lays out their plans for the development of Phase II and Phase III.

Resolution 06-22-270

Carried

MOVED/SECONDED to receive new business

Resolution 06-22-271

Carried

Bylaws:

None

In Camera:

None

Next Regular Meeting of Council: July 13, 2022, at 5:30 pm

Councillor Fennema noted she will be away for the July 13, 2022 Regular Meeting of Council.

Mayor Storey stated she would be at UBCM Meetings on that date.

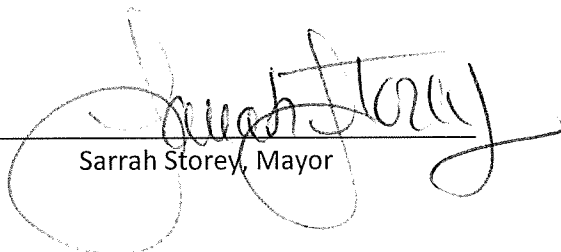
Adjournment:

MOVED/SECONDED that the June 22, 2022, Regular Meeting of Council adjourn at 7:18 pm.

Resolution 06-22-272

Carried

Certified Correct:



Sarrah Storey, Mayor



Per

Rodney J. Holland, Chief Administrative Officer