

TOWN OF SMITHERS

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN COUNCIL CHAMBERS, 1027 ALDOUS STREET, SMITHERS, B.C. ON TUESDAY, OCTOBER 25, 2011, AT 7:30 P.M.

Council Present:

Cress Farrow, Mayor
Norm Adomeit, Councillor
Mark Bandstra, Councillor
Lorne Benson, Councillor
Jo Ann Groves, Councillor
Charlie Northrup, Councillor
Frank Wray, Councillor.

Staff Present:

Deborah Sargent, Chief Administrative Officer
Susan Bassett, Director of Corporate Services
Leslie Ford, Director of Finance
Mark Allen, Director of Development Services
Andrew Hillaby, Director of Recreation, Parks and Culture
Keith Stecko, Fire Chief
Rob Blackburn, Airport Manager
Wilf Taekema, Director of Works and Operations
Janice McKay, Recording Secretary.

Media Present: K. Koppitz, CFTK-TV; and J. Muldoon, The Interior News.

1. CALL TO ORDER

Mayor Farrow called the meeting to order (7:30 p.m.).

1.1. APPROVAL OF AGENDA (including Supplemental Items)

APPROVAL OF AGENDA

11.0737

Benson/Groves

THAT Council approves the agenda and the following Supplemental Items:

- 14.1 Council Update Report dated October 24, 2011, from D. Daly, Wetzin'kwa Community Forest Corporation (0360-20).
- 14.2 Letter from the Downtown Entrance Committee regarding the Downtown Entrance Project requesting that the project be included in Town budget deliberations in 2012, specifically requesting funds of \$10,000 to secure additional federal funds and consideration of staff time and equipment for the landscaping and construction portions of the project in the Spring of 2012 (6440-01).
- 14.3 Report DEV 11-104 dated October 20, 2011, from A. Walker, Planner, regarding follow up from Bylaw No. 1666 - Mail Out (5480-01).
- 14.4 Letter dated October 20, 2011, from M. Kraut, Whistler Wired Vacations Inc., regarding the proposed variance amendment for land at Watson's Landing (3320-20).
- 14.5 Letter dated October 21, 2011, from K. Stunder, Aurora Resorts Inc., regarding request to amend variance DV09-04 and additional correspondence and notes (3320-20).

14.6 Email dated October 24, 2011, from C. Dohler, Bulkley Valley Regional Pool and Recreation Centre, presenting comparative income statements and minutes of the September 14, 2011, Board Meeting (0230-20).

14.7 Email dated October 25, 2011, from E. Hansen regarding the proposed amendment to Watson's Landing Variance Permit DV09-04 (3320-20).

CARRIED UNANIMOUSLY.

2. PUBLIC HEARING

None.

3. APPROVAL OF MINUTES

3.1 REG OCT 11

11.0738 Northrup/Adomeit

THAT the minutes of the Regular Meeting of Council held October 11, 2011, be adopted.

CARRIED UNANIMOUSLY.

3.2 COW OCT 18

11.0739 Bandstra/Northrup

THAT the minutes of the Committee of the Whole meeting held October 18, 2011, be adopted.

CARRIED UNANIMOUSLY.

4. BUSINESS ARISING FROM THE MINUTES

4.1 ITEMS MADE PUBLIC

11.0740 Adomeit/Wray

THAT Report ADM 11-075 dated October 18, 2011, from D. Sargent, Chief Administrative Officer, recommending no items be made public from the Special (In-Camera) meeting of Council held September 13, 2011, be received;

AND THAT no items be brought forward at this time (0640-01).

CARRIED UNANIMOUSLY.

5. PETITIONS AND DELEGATIONS

5.1 WETZIN'KWA COMMUNITY FOREST CORPORATION

Adomeit/Wray
11.0741 THAT Supplemental Item 14.1 be brought forward to this point in the meeting.

CARRIED UNANIMOUSLY.

Dean Daly, Town of Smithers' representative on the Wetzin'kwa Community Forest Corporation (WCFC) Board, provided an update on the community forest, elaborating on information summarized in Supplemental Item 14.1. The presentation included: a) the meeting with the Minister of Forests, Lands and Natural Resource Operations, regarding the request to expand tenure from 30,000 cubic meters per year to 60,000; b) operational and other highlights for the fiscal year ending June 30, 2011; and c) forecast for the June 30, 2012 Fiscal Year End.

D. Daly reported that the WCFC is in a good position when it comes to: a) managing silviculture; b) paying back its start-up loan; c) affording increased log-haul rates to local contractors; d) creating a Legacy Reserve Fund to finance community grants and shareholder gifts when harvest levels decline; and e) wide dispersion of funds for community and stewardship projects, including the Town's Community Wildfire Protection Plan and the new Silvern Trailhead log shelter. Regarding harvesting in visually-sensitive areas, he advised that all visual quality objectives will be met and forums will be held to inform the public. The WCFC advertised for a Director-at-Large position to replace J. Morin Parker and will hold its Annual General Meeting on November 9, 2011, at the Telkwa Seniors' Centre, and a strategic planning retreat on November 19, 2011.

Mayor Farrow thanked D. Daly for his presentation, adding that the WCFC is appreciated by Council, the community, and West Fraser.

5.2 HIGHWAY OF TEARS

Brenda Wilson, sister of Ramona Wilson, made a presentation requesting Council participation in the Highway of Tears Initiative and commitment from one member of Council to attend the Ramona Wilson Walk. The presentation included: a) the impact of Ramona's death to the family over the last 17 years; b) the struggles endured by the family while trying to convince the community and RCMP that Ramona was missing and needed to be found; c) the lack of community support and the inequality the family felt as they were trying to raise funds for a reward, at the same time that a benefit dance was being held in Smithers for a missing Surrey woman; and d) the need to work together to improve safety and awareness. B. Wilson voiced her disappointment that Council did not respond to invitations to attend the Wally Oppal Commission on Missing Women or to the Ramona Wilson Walk.

Mayor Farrow thanked B. Wilson for bringing the matter to Council's attention and suggested that one-month's lead time be given in future, to increase the possibility of Council members being available to attend events.

5.3 WATSON'S LANDING STRATA

Wray/Benson

11.0742 THAT Supplemental Items 14.4, 14.5 and 14.7 be brought forward to this point in the meeting.

CARRIED UNANIMOUSLY.

K. Stunder made a presentation to Council to request Council consider an amendment to Development Variance Permit DV09-04 for Watson's Landing, by removing the requirement for the developer to provide 50,000 litres of additional fire-fighting storage to the Airport water system (See also Staff Report 7.1.4). He indicated that he would be comfortable with Council tabling the matter until Thursday, October 27, 2011, at noon, as that is the target for occupancy of homes as mentioned in the email from staff sent at 3:30 p.m. today.

K. Stunder advised that the one-year delay in occupancy, associated with problems encountered over the airport cistern project, has resulted in one resident living in a motel for four months and others deferring building of new homes. He reported that he provided evidence that home sprinklers were in place and noted that there are other neighbourhoods in Smithers without fire hydrants. In response to questions from Council, K. Stunder advised that in the fall of 2009 he had planned to put in a 50,000 litre cistern. There was discussion regarding expansion of airport lands, and, in May 2010, Council voted to approve a budget for the airport cistern to which he contributed.

Mayor Farrow emphasized that residents will not be able to begin moving into their homes until water samples are approved. M. Allen confirmed that occupancy permits could be issued immediately upon notice from Northern Labs and that the new cistern is isolated from the airport water system. K. Stunder advised that potable water is going to houses now and acknowledged the challenges in the tendering process that local governments are obligated to follow.

6. COUNCIL REPORTS

6.1. COUNCILLOR ADOMEIT

None.

6.2. COUNCILLOR BANDSTRA

6.2.1 BANDSTRA REPORT

Councillor Bandstra reported that he attended the Homelessness Action Week forum and the Turner Way Playground opening.

6.3. COUNCILLOR BENSON

6.3.1 & 14.6 BV REGIONAL POOL AND RECREATION CENTRE

11.0743 Benson/Wray

THAT the following correspondence, from the Bulkley Valley Regional Pool and Recreation Centre, be received:

6.3.1 Facility Manager's Report dated September 7, 2011, financial statements for August 2011, and minutes from September 2011; and

14.6 Email dated October 24, 2011, presenting comparative income statements and minutes of the September 14, 2011, Board Meeting (0230-20).

CARRIED UNANIMOUSLY.

6.4. COUNCILLOR GROVES

6.4.1 GROVES REPORT

Councillor Groves advised that she attended the Regional District of Bulkley-Nechako Board meeting held October 20, 2011.

6.5. COUNCILLOR NORTHRUP

6.5.1 2011 UBCM REPORT

11.0744 Northrup/Bandstra

THAT the report from Councillor Northrup regarding the Union of British Columbia Municipalities' conference held September 26 to 30, 2011, be received (0230-30).

CARRIED UNANIMOUSLY.

6.5.2 NORTHRUP REPORT

Councillor Northrup reported that he attended the following: a) Resource Roads presentation; b) Homelessness Action Week forum; c) Turner Way Playground opening; d) Northwest Community College School of Mining graduation ceremonies; e) Celebration of Life for T. Rogers; f) 2013 Celebration Committee meeting; and g) Chamber of Commerce Luncheon and Business Awards Ceremony.

6.5.3 2013 CELEBRATION

11.0745 Groves/Benson

THAT Council: a) requests the 2013 Celebration Committee submit a budget for the thirty-thousand dollar funding request made to the Town of Smithers for the years 2011, 2012, and 2013; and b) approves the 2013 Celebration Committee spending funds from the 2011 ten thousand dollar contribution from the Town of Smithers to advertise for a public meeting.

CARRIED UNANIMOUSLY.

6.6. COUNCILLOR WRAY

6.6.1 WRAY REPORT

Councillor Wray reported that he attended the Homelessness Action Week forum and the Chamber of Commerce Business Awards ceremony.

6.7. REPORT OF MAYOR FARROW

6.7.1 UBCM REPORT

11.0746 Adomeit/Bandstra

THAT the report from Mayor Farrow regarding the Union of British Columbia Municipalities conference held September 26 to 30, 2011, be received (0230-30).

CARRIED UNANIMOUSLY.

6.7.2 MAYOR'S REPORT

Mayor Farrow advised that he attended: a) Omineca Beetle Action Coalition meetings on October 14, 15, 20, and 21, 2011; b) Turner Way Playground opening; and c) Chamber of Commerce Business Awards.

7. STAFF REPORTS

7.1. STAFF (A) REPORTS

7.1.1 MINERALS ROUNDUP ADVERTISING

11.0747 Wray/Bandstra

THAT Report ADM 11-074, dated October 17, 2011, from S. Bassett, Director of Corporate Services, regarding Minerals Roundup advertising, be received;

AND THAT Council approve the placement of the proposed ad copy in the *Winter Roundup Issue of Mineral Exploration* at a cost of \$1,399.00 plus taxes to be paid out of the Miscellaneous "Special Projects" Economic Development account (0390-01).

CARRIED UNANIMOUSLY.

7.1.2 JANITORIAL SERVICES TENDER

11.0748 Adomeit/Groves

THAT Report ADM 11-073, dated October 17, 2011, from S. Bassett, Director of Corporate Services, recommending Council: a) not accept the bids received on the Janitorial Services Contract Tender; b) approve negotiation of extensions to the current Janitorial Contracts; and c) defer the matter to budget discussions, be received (VAULT).

CARRIED UNANIMOUSLY.

11.0749 Groves/Wray

THAT Council directs the Director of Corporate Services to: a) negotiate extensions to the current janitorial contracts to March 31, 2012; and b) go back to market for bids on five separate tenders.

CARRIED UNANIMOUSLY.

- 7.1.3 & 14.3 BUY OUT OPTION FOR COVENANTED PARKING
11.0750 Adomeit/Groves
THAT the following reports from A. Walker, Planner, be received:
7.1.3 Report DEV 11-103 dated October 18, 2011, seeking direction from Council to contact owners of properties with parking covenants to advise them of the option to free up covenanted parking spaces; and
14.3 Report DEV 11-104 dated October 20, 2011, regarding follow up from Bylaw No. 1666 - Mail Out (5480-01).
CARRIED UNANIMOUSLY.
- 11.0751 Bandstra/Benson
THAT Council direct staff to mail letters to all property owners within the C-1, C-1A and C-1B zones advising them of new parking and loading regulations and the option to free up covenanted parking spaces at \$5,500 per parking space until April 30, 2012 (5480-01).
CARRIED UNANIMOUSLY.
- 11.0752 Bandstra/Wray
THAT Council direct staff to attach the "Parking and Loading Regulations - Questions and Answers" to the letters to owners of property located within the C-1, C-1A and C-1B zones (5490-01).
CARRIED UNANIMOUSLY.
- 7.1.4 VARIANCE PERMIT - WATSON'S LANDING
11.0753 Wray/Groves
THAT Report DEV 11-101, dated October 18, 2011, from M. Allen, Director of Development Services, recommending Council deny the application to amend Development Variance Permit DV09-04 for Watson's Landing, by removing the requirement for the developer to provide 50,000 litres of additional firefighting storage to the Airport water system, **be received** (3030-20/DV09-04).
CARRIED UNANIMOUSLY.
- 11.0754 Wray/Groves
THAT Council denies the application to amend Development Variance Permit DV09-04 for Watson's Landing, by removing the requirement for the developer to provide 50,000 litres of additional firefighting storage to the Airport water system.
OPPOSED: COUNCILLOR BANDSTRA. CARRIED.

7.2. STAFF (B) REPORTS

7.2.1 SEPTEMBER REPORTS

11.0755 Adomeit/Northrup

THAT the following monthly department reports for September 2011, be received: a) Development Services; b) Fire Department; and c) Works and Operations.

CARRIED UNANIMOUSLY.

7.2.2 SECONDARY SUITES COMMUNICATION PLAN

11.0756 Adomeit/Benson

THAT Report DEV 11-100, dated October 13, 2011, from A. Walker, Planner, presenting the Secondary Suites Communication Plan, be received (3760-20).

CARRIED UNANIMOUSLY.

8. BYLAWS

8.1 BYLAW 1675

11.0757 Bandstra/Groves

THAT "Bylaw No. 1675 - Airport Infrastructure Reserve", be adopted.

OPPOSED: COUNCILLOR WRAY.

CARRIED.

9. CORRESPONDENCE (A) ITEMS

9.1 DZE L K'ANT FRIENDSHIP SOCIETY

11.0758 Bandstra/Wray

THAT the letter dated October 4, 2011, from A. Morgan, Executive Director, Dze L K'ant Friendship Centre Society, requesting support to secure a long-term investment for BC's off-reserve Aboriginal population from the Provincial Government and consideration of writing a letter to the Honourable Mary Polak, Minister of Aboriginal Relations and Reconciliation, supporting this investment, be received (0400-01).

CARRIED UNANIMOUSLY.

9.2 BC COMMUNITY LIVING AWARENESS MONTH - OCTOBER

11.0759 Bandstra/Groves

THAT the letter received October 13, 2011, from BC Community Living Action Group requesting municipal councils to consider passing a resolution highlighting the current situation of provincial government cuts made to housing and programs supporting adults with developmental disabilities, be received (0530-05).

CARRIED UNANIMOUSLY.

10. CORRESPONDENCE (B) ITEMS - RECEIVE AND REPLY

11. CORRESPONDENCE (B) ITEMS - RECEIVE FOR INFORMATION

11.1 to 11.6 Adomeit/Groves

11.0760 THAT the following correspondence be received:

- 11.1 Letter dated September 28, 2011, from L. Kearns, Chairperson of the Board, School District 54, thanking the Town of Smithers for a prompt response to a water main break at the Bulkley Valley Learning Center, resulting in not having to close the facility (0400-70).
- 11.2 Letter dated September 28, 2011, from B. Vrbanovic, FCM President, regarding renewal of annual membership with the Federation of Canadian Municipalities (0230-30/FCM).
- 11.3 Letter dated October 4, 2011, from T. Lake, Ministry of Environment, in response to our letter of July 29, 2011, regarding the inclusion of milk containers under the BC Deposit/Refund System (0530-05).
- 11.4 Letter dated October 6, 2011, from M. Crawford, Associate Executive Director, UBCM, thanking Deborah Sargent, Chief Administrative Officer for serving as a scrutineer at the 2011 UBCM Annual Convention (0230-30/UBCM).
- 11.5 Letter dated October 13, 2011, from C. Seychuk, Executive Director, Northern Society for Domestic Peace, regarding RCMP Victim Assistance Quarterly Reporting (7400-01).
- 11.6 Letter dated September 26, 2011, from the Northern Medical Program Classes of 2013, 2014 and 2015, regarding recent articles in the media pertaining to the apparent failure of the Northern Medical program to produce physicians remaining in Northern BC.

CARRIED UNANIMOUSLY.

12. CORRESPONDENCE (C) ITEMS

13. CORRESPONDENCE (D) ITEMS

- 11.0761 Groves/Adomeit
THAT the following correspondence, as routed, be received for information:
- 13.1 Regional District of Bulkley Nechako - *The Regional News*.
 - 13.2 *Municipal World*, October 2011.
 - 13.3 2012 AMEBC Roundup: *Celebrating our First Century of Global Discovery*.
 - 13.4 Northern Development Initiative Trust: *Building a Stronger North*, Fall 2011 Issue.
 - 13.5 *Transition*: BC Coalition of People with Disabilities, Fall/Winter 2011.

CARRIED UNANIMOUSLY.

14. SUPPLEMENTAL ITEMS APPROVED FOR DISCUSSION

- 14.1 See Delegation 5.1.
- 14.2 DOWNTOWN ENTRANCE PROJECT
11.0762 Adomeit/Northrup
THAT the letter from the Downtown Entrance Committee regarding the Downtown Entrance Project requesting that the Project be included in Town budget deliberations in 2012, specifically requesting funds of \$10,000 to secure additional federal funds and consideration of staff time and equipment for the landscaping and construction portions of the project in the Spring of 2012, be received and referred to budget (6440-01).

CARRIED UNANIMOUSLY.

- 14.3 See Staff Report 7.1.3.
- 14.4 See Delegation 5.3.
- 14.5 See Delegation 5.3.
- 14.6 See Councillor Benson's Reports 6.3.1.
- 14.7 See Delegation 5.3.

15. OTHER/NEW BUSINESS

- 15.1 R. Blackburn advised that the Town received a grant from the Omineca Beetle Action Coalition of fifty thousand dollars to go towards the Smithers Regional Airport water system expansion to further development of airport lands.
- 15.2 K. Stecko announced that today was the 9-1-1 "go live" date and that he attended the ceremony in Burns Lake.
- 15.3 W. Taekema reported that the culverts at Dahlie Creek were removed today, without disruption to fish habitat.
- 15.4 A. Hillaby advised that he forwarded information regarding the B.C. Age-friendly Community Planning and Projects grants to N. DeVries.
- 15.5 Councillor Northrup expressed that the short-term parking solution at the Airport is working well and that weekend food and beverage services, especially when flights are delayed, would be appreciated by passengers.
- 15.6 Mayor Farrow acknowledged that residents Marg Taylor and Phyllis Bunker, part of the 125-member Lions Gate Chorus took third place at the Sweet Adeline International singing competition held in Houston, Texas in October.
- 15.7 S. Bassett advised that improvements to the Council Chambers' sound system will soon be underway.

16. PUBLIC QUESTION PERIOD

- 16.1 The owner of Dynamic Cleaning explained the rationale for his janitorial contract bid amount and encouraged Council to consider re-tendering by individual facility.
- 16.2 K. Stunder (Delegation 5.3) further commented that he was told that he was not able to bid on the cistern project at the time that it was put out for tender and suggested that if the water quality test does not pass on October 27, the Town should contact the Fire Underwriter regarding conditional occupancy.

17. NOTICE OF SPECIAL (IN-CAMERA) MEETING(S) OF COUNCIL PURSUANT TO SECTION 92 OF THE COMMUNITY CHARTER.

NOTICE OF IN-CAMERA

11.0763

Groves/Benson

THAT, pursuant to Section 92 of the *Community Charter*, Council gives notice and exercises its authority and excludes the media and the public, except for municipal staff, from the Special (In-Camera) meeting being held Tuesday, November 8, 2011, at 6:00 p.m. to deal with matters falling under Section 90, subsection 1 and/or 2 of the *Community Charter*.

CARRIED UNANIMOUSLY.

18. ADJOURNMENT

ADJOURN

11.0764

Bandstra/Groves

THAT the Regular Meeting of Council be adjourned (10:01 p.m.).

CARRIED UNANIMOUSLY.

Cress Farrow
Mayor

Deborah Sargent
Corporate Administrator (CAO)

Certified a True and Correct Copy of the minutes of the Regular Meeting of Council held Tuesday, October 25, 2011, at 7:30 p.m. in the Town Office, Council Chambers, 1027 Aldous Street, Smithers, B.C.

Deborah Sargent
Corporate Administrator (CAO)