

DISTRICT OF BARRIERE
MINUTES OF A REGULAR COUNCIL MEETING

Held on Monday July 15, 2019 at 7:00pm
In the Council Chambers at Municipal Hall
4936 Barriere Town Road, Barriere, B.C.

Present: Mayor Ward Stamer
Councillor Al Fortin
Councillor Scott Kershaw
Councillor Donna Kibble
Councillor Amanda Sabyan

Regrets: Councillor Judy Armstrong
Councillor Rob Kerslake

Staff: Colleen Hannigan, Chief Administrative Officer
Tasha Buchanan, Deputy Corporate Officer
Nora Johnson, Finance Officer
Chelsea Young, Deputy Finance Officer

Mayor Stamer called the meeting to order at 7:00pm

1. ADOPTION OF AGENDA

Moved by Councillor Fortin
Seconded by Councillor Sabyan
That Council approve the July 15, 2019 Regular Council Meeting Agenda.

CARRIED

2. ADOPTION OF MINUTES

a. Moved by Councillor Sabyan
Seconded by Councillor Kibble
That Council adopt the Minutes of the June 17, 2019 Regular Council Meeting.

CARRIED

b. Moved by Councillor Kibble
Seconded by Councillor Fortin
That Council adopt the Minutes of the June 20, 2019 Special Council Meeting.

CARRIED

c. Moved by Councillor Fortin
Seconded by Councillor Kershaw
That Council adopt the Minutes of the July 2, 2019 Special Council Meeting.

CARRIED

3. PETITIONS AND DELEGATIONS

- a. Lorene Fennell and Caleb Cartwright re: North Thompson Museum Historical Tour

Lorene Fennell distributed a brochure outlining a planned “Barriere Heritage Tour” on July 23, 2019 to take place at 10am until approximately 12pm. The brochure provided a map of the planned historical walking tour route and various points of interest.

Ms. Fennell also reported that the Museum is considering a mural on the railway side of the building.

- b. Lower North Thompson Tourism Society – Lorne Richardson, Marketing Coordinator

Lorne Richardson provided an overview of the Lower North Thompson Society of the printed report provided to Council regarding the marketing initiatives of the Society during the year 2018.

It was questioned as to how the recent fires that occurred in the region within 2017 and 2018 affected the area’s tourism. Mr. Richardson indicated that both Kamloops and Barriere saw a very strong tourism economy during both 2017 and 2018.

Mr. Richardson reported that a consultant has been hired to establish a brand/identity for the area. It was also reported that upon February 1st, 2020, the Hotel Tax will increase from 2% to 3%. This tax is also supposed to apply to short term rentals such as AirBnB and Bed and Breakfasts.

4. BYLAWS AND POLICIES

- a. Fees & Charges Bylaw No. 73, Amendment Bylaw No. 169 - adoption

The draft bylaw is to amend the *Fees and Charges Bylaw* for a necessary increase on Development Application fees to cover the legislated advertising and administration costs incurred by the District for each application. It also adds community garden plot rental fees.

Moved by Councillor Sabyan

Seconded by Councillor Fortin

That Fees & Charges Bylaw No. 73, Amendment Bylaw No. 169 be adopted.

CARRIED

- b. Zoning Bylaw No. 111, Amendment Bylaw No. 170 – 1st reading

Rezoning from C1(Downtown Core Commercial) to C1(Downtown Core Commercial) / P2 (Institutional) with a site-specific amendment to permit Multi-Family Dwellings in the C1/P2 Zoned property of 4609 Barriere Town Road.

It was reported that due to an interest in establishing options in Barriere for the location of an Affordable Housing project on pre-zoned land in the downtown core within easy walking distance of most amenities, the District, as owner of this land, is considering pre-zoning the entire property to permit Institutional uses as well as a site specific use, in addition to the other uses permitted in the Downtown Core Commercial Zone for multi-family dwelling units. The intent would be to support the development of such a use on this property potentially including a future subdivision and transfer of the appropriately sized lands.

Moved by Councillor Fortin

Seconded by Councillor Kershaw

That Zoning Bylaw No. 111, Amendment Bylaw No. 170 be given 1st reading.

CARRIED

Legislated notice will be distributed to neighbouring properties and referrals sent prior to a Public Hearing scheduled for August 12, 2019.

5. STAFF REPORTS

- a. Wells Update – T. Carriou, BC Groundwater / C. Hannigan/D. Borrell

Louis Creek Industrial Park: Mr. Carriou reported that the testing of the third well in Louis Creek that is required for a ground permit, has been conducted. No interference from any of the neighbouring wells were seen, therefore, for licensing purposes the well is considered a stand-alone well which is good news for the municipality.

Bradford Park: Theirry provided a Power Point presentation showing a visual of the geology of the production wells.

The controls for the Bradford Park wells malfunctioned and the production of PW3 tripled. BC Groundwater has done an analysis of this situation and found that material migrated into the well due to this massive increase in production. During well re-development last week, PW1's screen zones in the well seem to be intact. It is now back to very close pre-lightning strike specifications. However, the geology of PW3 was found to have been compromised which could result in a possible complete failure of the well if repairs are not able to be made.

It was asked what would be required to stop this from happening again. Mr. Carriou answered that PW3 is very sensitive therefore he suggested that a physical interlock on the system be incorporated along with separate flow meters installed. He explained that issue with this system is that it is highly energy reliant. He recommended that PW3 be rehabilitated. The next steps are: a) Camera inspection, b) An Airlift pump will be lowered down the hole, c) complete zone redevelopment and then, d) sealing any completely breached zones. He predicted about a 50% chance of redevelopment possibility.

Councillor Fortin expressed frustration with consultants, engineers and staff in not foreseeing potential issues and planning for instances such as this occurring from lightning strikes and other emergency situations.

Dave Underwood, Engineer, explained that Barriere's entire water system is a very complex system. In the case of this lightning strike and due to the un-seasoned new well, means of preventing such a situation was very limited especially due to the new licensing regulation process and the timing necessary for that application submission. At time of original design in 2016/2017, only one well was planned. Due to licensing rule changes in which massive cost increases were to result due because of those changes, the District submitted its Tender documents for the well's development.

Mr. Carriou reported that the repair of PW3 would take about 1 month with a base cost of approximately \$50,000 with a contingency of \$15,000 on top of that. If relining is necessary, then an additional cost of \$25,000 or more would be necessary. It was noted that drilling a new well would cost over \$500,000 with the same risks of non-success. If approved, work would be ready to begin in approximately two weeks.

Both PW1 and PW3 must be offline during the rehabilitation process but a back-up of PW1 of minimal use could be an option in the event of an emergency if Council chose to approve the cost to bring it back online.

It was asked what would it take to bring DW1 back online if needed and it was answered that due to the fact that the last rehabilitation of that well, one of many, was undertaken in 2004, Mr. Carriou suggested looking into bringing that well back online for emergencies at some point, but at the moment focus on the reestablishment of the Bradford Park wells as they are good wells with good potential. Staff will look into costs to do that. Mr. Carriou will look at the old reports with Mr. Borrill.

Mr. Carriou warned that DW2 is currently over-pumped and will not last forever.

Moved by Councillor Fortin

Seconded by Councillor Kershaw

That the District re-instate Stage 2 Water Restrictions under District of Barriere Water Restriction Bylaw No. 49 immediately.

CARRIED

Moved by Mayor Stamer

Seconded by Councillor Fortin

THAT Council authorize BC Groundwater to act on our behalf to submit an application to the Province to discharge water into the river.

CARRIED

- b. 2018 Annual Report – T. Buchanan, Deputy Corporate Officer

Moved by Councillor Fortin

Seconded by Councillor Sabyan

That Council accept the 2018 Annual Report for information.

CARRIED

- c. DVP-19-01 BELL – Application re: 380 McLean Road – T. Buchanan, DCO

Moved by Councillor Sabyan

Seconded by Councillor Kibble

THAT Council approve DVP 19-01 BELL as presented to allow an increase in the size of a permitted accessory structure from 65 sq. m. to 144.93 sq. m. located at 380 McLean Road.

CARRIED

- d. June 2019 Fire Report – A. Wohlgemuth, Fire Chief

There were 11 Fire Calls, 2 Road Rescue Calls, 1 Public Education Event and 6 Practices held in the month of June 2019.

- e. 4639 Barriere Town Road Paving Project – C. Hannigan, CAO

Paving of a portion of the parking lot in front of the Liquor Store/Sweetnams and Armour Mountain Bookkeeping & Tax Service will be taking place starting tomorrow and the property owner has been working with the District on some drainage issues and the costing of the portion of the project that benefits the District. The estimated cost for the District's 39.3% share of the overall project cost is \$15,000, which includes \$9,000 for paving and \$6,000 for concrete barriers.

The plan presented provides an additional 1.5m over and above standard parking lot sizes for backing up and spaces that are 3m in width.

Moved by Councillor Fortin

Seconded by Councillor Kershaw

That Council approve the expenditure of 50% of the costs up to a maximum of \$15,000 for the paving and road drainage project adjacent 4639 Barriere Town Road from Road Surplus.

CARRIED

- f. Quarterly Budget Review – C. Young, Deputy Finance Officer

The Deputy Finance Officer provided an overview of each quarterly budget with key notes made as follows:

- a. **Siska Wastewater Budget:** Salaries are slightly higher due to an unexpected leak repair.
- b. **Solar Aquatics Budget:** Rapid Infiltration Basin repairs that took place at the beginning of the year increased the repair line item of this budget.
- c. **Riverwalk Wastewater Budget:** Planned repairs are still scheduled for the upcoming season.
- d. **Water Budget:** Water testing and chemical line items are higher due to the DW2 failure and subsequent use of PW1.
- e. **Operational Budget:**
 - Firefighting equipment Repair & Maintenance line item is over due to an invoice received late because the invoice went to the previous Fire Chief's private email.
 - It was also noted that the Fire Department's computer crashed and required replacement.
 - Development advertising is over budget however new fee structure adopted at this meeting will help recover the actual cost incurred by the municipality for such applications (Rezoning, Variances, etc).
- g. CAO Update – C. Hannigan, CAO

The CAO provided an overview of her written report:

Louis Creek Industrial Park (LCIP) Water Update: A meeting with TRUE and Interior Health's, Public Health Engineer and Environmental Health Officer took place on the 10th to discuss the form the new water system would be permitted to take at Louis Creek Industrial Park and the timing of that process.

Louis Creek Industrial Park Listings: New listings have been signed for Lots 1, 2 and 9 in the LCIP with an expiry date of July 1, 2020. The District has accepted an offer for Lot 9 at the original price of \$113,500 for Paradigm Housing Solutions.

Siska Repairs: The repairs at Siska are scheduled to start on July 17th.

Lightning Strike at North Reservoir: A recent lightning strike to the 100' tower and communication radio at the north reservoir has resulted in a significant repair bill due to the fact that the tower is now too old to be climbed by a technician. This resulted in a crane truck to lift the worker up to the top of the tower as well as new radios at both the north reservoir and the Spruce Deep well.

Canada Day Celebrations: This year's Canada Day event was a great success.

UBCM Appointments: Meeting requests with the Attorney General Office, Ministry of Municipal Affairs and Housing, and BC Hydro have been sent in by staff.

FCM Green Municipal Fund Program: At the June 17th meeting Council approved an application to Rural Dividend for the Dewatering Project at the Septage Receiving Station to deal more cost effectively and safely with sludge. After delving into the application in more depth it appears that it will not support any more than 30% of any

infrastructure costs and up to 80% in total but with most of the money going towards engineering and design. There is a possibility that an application for Green Municipal Funding through the Federation of Canadian Municipalities might be a better fit. The FCM Green Municipal Fund Pilot Projects funding is up to 50% of the project costs and our portion could come from general surplus or possibly gas tax if allowed.

Jim Harms, Celebration of Life: Long term Solid Waste Operator, Jim Harms, sadly passed away last week. A Celebration of Life is taking place at the Harms' residence on Saturday. Mayor Stamer noted that he plans to attend.

Moved by Councillor Fortin

Seconded by Councillor Sabyan

That Council approve an application to the GMF Pilot Projects Wastewater Fund for the Dewatering Project at the Septage Receiving Station with matching funds coming from the Gas Tax Reserve or General Surplus once a final plan for the dewatering process has been brought back to Council with final costs.

CARRIED

6. PROCLAMATIONS

a. CN Rail Week

Moved by Councillor Fortin

Seconded by Councillor Sabyan

That it is hereby resolved to support national Rail Safety Week to be held from September 23 to 29, 2019 in the District of Barriere.

CARRIED

7. CORRESPONDENCE

a. For Information

b. For Action

- i. Port Moody UBCM Resolution re: Support for Property Assessed Clean Energy**
- ii. Letter of Support Request re: LNTCFS Oversize Firewood Recovery & 3-Phase Conversion Project**

Moved by Councillor Sabyan

Seconded by Councillor Kershaw

That a Letter of Support be provided to the Lower North Thompson Community Forest Society for their Oversize Firewood Recovery & 3-Phase Conversion Project.

CARRIED

8. COUNCILLOR REPORTS

- a. Councillor Fortin provided a verbal report on the following:
 - Attended the Annual RCMP Bike Rodeo along with the Annual Show and Shine on Saturday. At the event, the Legion set up an Neurofibromas (NF1) awareness table where they managed to raise approximately \$4000.00 in fundraising dollars for the condition in which a young child of Barriere is afflicted.
- b. Councillor Kibble provided a verbal report on the following:
 - Participated in the Annual Canada Day celebration hosted by the District
- c. Councillor Kershaw provided a verbal report on the following:
 - Participated in the Annual Canada Day celebration hosted by the District

9. MAYOR'S REPORT

The Mayor provided a verbal report on the following:

- a. Participated in the Annual Canada Day celebration hosted by the District
- b. Attended a TNRD Water Utility Tour in Pritchard and a Volunteer Fire Fighting Appreciation Dinner
- c. Participated in a scheduled TNRD Board Meeting
- d. Provided words of welcome on behalf of Council at this past weekend's annual Elvis Festival
- e. Stressed that the Fall Fair and Rodeo needs volunteers and wishes to encourage the community to help assist the organization with upcoming events including the Annual Fall Fair
- f. Attended a PNP Entrepreneur site visit meeting today with the DCO
- g. Participated in a conference call with BC Hydro on power availability needs today
- h. Letter to Ministry of Forests, Lands, Natural Resource Operations (FLNRO) re: InterFor

Moved by Councillor Fortin

Seconded by Councillor Kershaw

That Council approve the draft letter to the Honorable Doug Donaldson, Minister of Forests, Lands, Natural Resource Operations as presented.

CARRIED

10. PUBLIC INQUIRIES

None presented.

11. NOTICE OF MOTION

None presented.

12. BUSINESS ARISING FROM JULY 15, 2019 CLOSED SESSION

The District of Barriere has accepted an offer to purchase Louis Creek Industrial Park Lot 9 from Paradigm Housing Solutions.

14. NEXT MEETING

a. Regular Council Meeting – Monday, August 12, 2019 @ 7pm

15. ADJOURNMENT

Moved by Councillor Sabyan that the meeting adjourn at 9:40p.m.

CARRIED

Mayor Ward Stamer

Colleen Hannigan, CAO