



The Corporation of the City of Grand Forks
Regular Meeting of Council
MINUTES

Meeting #: R-2019-10
Date: Tuesday, May 21, 2019, 7:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Present: Mayor Brian Taylor
Councillor Zak Eburne-Stoodley
Councillor Cathy Korolek
Councillor Neil Krog
Councillor Chris Moslin
Councillor Christine Thompson
Councillor Rod Zielinski

Staff: Diane Heinrich - Chief Administrative Officer
Daniel Drexler - Corporate Officer
Kevin McKinnon - Deputy Corporate Officer
Dolores Sheets - Manager of Development & Engineering Services
Juliette Rhodes - Chief Financial Officer
David Reid - Manager of Operations
Wendy Whelen - Planning Technician

GALLERY

1. CALL TO ORDER

Mayor Taylor called the May 21, 2019, Regular Meeting to order at 7:00 pm.

2. ADOPTION OF AGENDA

- a. Adopt agenda

May 21, 2019, Regular Meeting agenda

Resolution #: R172/19/05/21 MOVED/SECONDED

THAT Council adopts the May 21, 2019, Regular Meeting agenda as presented.

Carried

3. MINUTES

- a. Adopt minutes - Regular

May 6, 2019, Regular Meeting minutes

Resolution #: R173/19/05/23 MOVED/SECONDED

THAT Council adopts the May 6, 2019, Regular Meeting minutes as presented.

Carried

- b. Adopt minutes - Special

May 10, 2019, Special Meeting minutes

Resolution #: R174/19/05/23 MOVED/SECONDED

THAT Council adopts the May 10, 2019, Special Meeting minutes as presented.

Carried

- c. Business Arising from the Minutes

- A request to bring the Parks Access bylaw 2057 back for amendment.
- A request for an update on the Electric Vehicle charging policy. Council was advised that the policy may be tied into the Electrical Master Plan, but an update on the process should be available at the Committee-of-the-Whole meeting on June 10.

Resolution #: R175/19/05/21 MOVED/SECONDED

THAT Council direct Staff to bring forward an amendment to the Parks Access bylaw No. 2057 to ADD George Massie Park to the list of parks in Schedule A.

Carried

4. REGISTERED PETITIONS AND DELEGATIONS

a. Perley School Re-Wilding Project

Sharon Peron / Perley School

Sharon Peron presented her vision for the Rewilding Project at Perley School and explained why the City is being approached to join the other sponsor organizations.

Council asked staff to confirm:

- Estimated cost, approximately \$8,000,
- That the water service will be metered,
- That about half of the estimated cost is materials, the other half labour, which would come out of the Public Works operating budget without an amendment being required.

Resolution #: R176/19/05/21 MOVED/SECONDED

THAT Council direct Staff to proceed with the installation of the water service to the Perley Re-wilding project, to be funded from the Public Works operating budget.

Carried

5. UNFINISHED BUSINESS

6. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

a. Reports of Council

Councillors

Council read highlights from their submitted reports, which included discussion of meetings attended and the various housing projects and committees currently active in the area.

Resolution #: R177/19/05/21 MOVED/SECONDED

THAT all reports of Council at the May 21, 2019, Regular Meeting be received.

Carried

7. REPORT FROM COUNCIL'S REPRESENTATIVE TO THE REGIONAL DISTRICT OF KOOTENAY BOUNDARY

a. Verbal Report - RDKB Representative

Verbal report from Council's representative to the Regional District of Kootenay Boundary

Read the RDKB agendas here:

<https://rdkb.civicweb.net/filepro/documents/314>

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The Mayor spoke of the regional housing survey grant which is being sought by the RDKB, and also that the concept of a development corporation, controlled by both the City and RDKB, is being considered which could offer a variety of supports for joint projects like the proposed Community Centre.

Resolution #: R178/19/05/21 MOVED/SECONDED

THAT Mayor Taylor's report on the activities of the Regional District of Kootenay Boundary, given verbally at this meeting be received.

Carried

8. RECOMMENDATIONS FROM STAFF FOR DECISIONS

a. 2018 Statement of Financial Information

Chief Financial Officer

The CFO presented the SOFI information and addressed the mandatory schedules which must be met.

Discussion included:

- that remuneration listed includes significant flood-related overtime which was reimbursed by the Province,
- clarification on some of the suppliers listed in the report.

Resolution #: R179/19/05/21 MOVED/SECONDED

THAT Council receives the 2018 Statement of Financial Information Report.

Carried

Resolution #: R180/19/05/21 MOVED/SECONDED

THAT Council accepts and approves the statements and schedules included in the 2018 Statement of Financial Information, including the 2018 Audited Financial Statements, as presented.

Carried

b. LED Streetlight Capital Project Budget Amendment

Operations

The Operations Manager spoke of need to increase the LED street lighting capital budget. He noted that two other projects are under budget and will balance out the requisition. The capital plan will change the allocation of funds but not require additional funds.

Discussion ensued:

- A consultant was involved in the evaluation of the RFP for the LED upgrade project.
- 43 additional light heads will be added to the 590 already in service as a result of an independent lighting audit.
- The lighting audit considered intersections in the calculations.

Resolution #: R181/19/05/21 MOVED/SECONDED

THAT Council approves an increase of the LED Streetlight capital project budget by \$50,000, a decrease of the Public Works Fuel Tanks project budget by \$10,000, a decrease of the Wayfinding Signs project budget by \$40,000, and directs staff to amend the Five-Year Financial Plan Bylaw to include these changes.

Carried

c. Wastewater Treatment Facility (WWTF) Upgrades Project

Development, Engineering & Planning

Scott Shepherd and Peter Gigliotti from Urban System provided a background on the WWTF project. They advised:

- Ultra-Violet treatment is more cost effective than other methods of treating waste water.
- The UV upgrade was 2/3 covered by a grant, but has not been installed yet due to combining projects to achieve total-cost savings.
- The projects were tendered together, but will be invoiced separately so costs can be accurately reported to the grantors.
- An estimated \$170,000 increase to move the project out of the flood zone has been verbally approved by the grantors but not received in writing yet.
- Including project management and contingencies, a project deficit of \$380,000 is present should the project be awarded to the low bidder, Maple Reinders.
- There are two funded projects open (Municipal Wastewater Regulations discharge, and National Disaster Mitigation Plan) which will not require the total funded amount which could be re-allocated to cover the deficit on the WWTF project.
 - The City was unsuccessful in the bid for an NDMP grant, so the City portion will not be required for grant matching.

Resolution #: R177/19/05/21 MOVED/SECONDED

THAT Council approves funding for the budget deficit of \$400,000 for completion of the WWTF Upgrade Project through reallocation of project funding in the 5 Year Financial Plan as follows:

- 1) Reduce the MWR requirements by \$100,000.00**
- 2) Reduce the National Disaster Mitigation Plan by \$300,000.00**

Carried

- d. Cannafest Music Festival Ltd Non-Medical Cannabis Retail Store Licence Application

Development, Engineering & Planning

Council discussed the history of youth-centered activity in the original zoning bylaw, and was advised the definition was intended for facilities specifically designed for children.

- Previous council did not include commercial facilities where children may be present, but only considered dedicated spaces like parks.
- No specific risk was identified.

Resolution #: R183/19/05/21 MOVED/SECONDED

THAT Council receives the report for a POSITIVE recommendation for the Non-Medical Cannabis Retail Store Licence Application from Cannafest Music Festival Ltd. at 7439 - 3rd Street.

Carried

Resolution #: R184/19/05/21 MOVED/SECONDED

THAT Council approves the operating hours from 9:00 am to 9:00 pm daily, for the Non-Medical Cannabis Retail Licence store to be operated at 7439 - 3rd Street.

Carried

- e. UBCM Grant Opportunity – Housing Needs Reports Program

Development, Engineering & Planning

The Manager of Development, Engineering, and Planning gave an overview of the combined grant that the RDKB was applying for, using collective funding allocated to member municipalities.

Council discussed:

- multiple housing grants which have been applied for,
- the need to sit down and speak about housing as part of strategic planning.

Resolution #: R185/19/05/21 MOVED/SECONDED

THAT Council supports the Regional District of Kootenay Boundary applying to the Union of BC Municipalities (UBCM) and to receive and manage a grant to hire a consultant(s) to conduct Housing Needs Reports in the Kootenay and Boundary areas.

Carried

9. REQUESTS ARISING FROM CORRESPONDENCE

10. INFORMATION ITEMS

11. BYLAWS

- a. Bylaw 2042-A1 – Elections Amendment

Corporate Services

Discussion of the amendment include concern of deleting an early voting opportunity, and that in the last election the City was the only one of the three local bodies which had a second advanced poll.

Resolution #: R186/19/05/21 MOVED/SECONDED

THAT Council gives the first three readings to the proposed General Local Government Election Amendment Bylaw No. 2042-A1.

Opposed (1): Zielinski

Carried

- b. Bylaw 2054 – Smoke- and Vape-Free Places

Corporate Services

Discussion on the bylaw included:

- Signage and identifying where smoking would be allowed.
- Concern about not having smoking areas designated prior to passing the bylaw.

Resolution #: R187/19/05/21 MOVED/SECONDED

THAT Council gives the first three readings to the proposed Smoke- and Vape-Free Places Bylaw No. 2054.

Carried

- c. Bylaw 2039-A6 - Proposed Rezoning from R1 (Residential – Single & Two Family) to CD-2 (Comprehensive Development 2) Zone to accommodate a supportive housing development on the 2000 block of 70th Avenue

Development, Engineering and Planning

Councillor Eburne-Stoodley recused himself from discussion on the matter.

Discussion on the proposed rezoning included:

- an explanation that passing first and second readings triggers the public process according to the scheduled attached,
- that the previous council met with BC Housing (BCH) at UBCM to express concern about the chosen location at the east entrance to town. Council proposed alternate locations, but the lots on 70th Avenue were the only location which BCH expressed interest in.
- a request for staff to provide costs on servicing the properties, to be prepared in time for the public hearing.
 - an approximate cost of \$500,000 has been reported.
- support for the first two readings in order to trigger the public hearing process.
- a request to add the definition of "supportive housing" to the zoning amendment.
 - a previous document included a definition which will be copied forward into this amendment.
- the need for an in-depth review of the Official Community Plan (OCP) and Zoning bylaw.

Resolution #: R188/19/05/21 MOVED/SECONDED

THAT Council gives first and second reading to Zoning Bylaw Amendment No. 2039-A6.

Opposed (1): Taylor

Carried

12. LATE ITEMS

13. **QUESTIONS FROM THE PUBLIC AND THE MEDIA**

From the Gallery, Scott Davies, Neil Macgregor, Nigel James, Al Olson, Lizanne Eastwood, James Tyler, Larry White, Darcy Skerritt, and Wayne Kopan spoke regarding Bylaw 2039-A6.

Discussion included:

- concern about how BC Housing selects occupants for their projects,
- the proximity of the supportive housing project to the womens shelter,
- clarification of "low-barrier", which at other facilities means that alcohol and drugs may be consumed in their residential area, but not in common areas,
- infrastructure costs borne by the City and developer, and the cost of the 2nd street location,
- concern about the timeline of the process,
- safety concerns for the neighbourhood,
- funding for the operation of the facility,
- taxes paid by the developer,
- the workload currently experienced by mental healthcare providers in Grand Forks,
- population density in the immediate area
- the Public Hearing set for June 5 - 3:00pm-6:00pm

Laura Savinkoff, on behalf of the BC Peace Initiative, thanked the Mayor and Council for their letter of support to the Regina Peace Council.

14. **ADJOURNMENT**

The May 21, 2019, Regular Meeting was adjourned at 9:32 pm.

Resolution #: R189/19/05/21 MOVED/SECONDED

THAT the Regular Meeting of Council be adjourned.

Carried

Mayor Brian Taylor

Dep. Corporate Officer – Kevin McKinnon