

MINUTES of a Town Council meeting held in the Bear Pit, Town/Regional District Office, Town Square, Fort Nelson, BC on Monday, September 30, 2002 at 6:30 PM.

THOSE PRESENT

Mayor Clarke - Chair
Councillor Allen
Councillor Bumstead
Councillor Morey
Councillor Unruh

STAFF

Pat Bailey - Administrator
Debbie Walker - Corporate Administrator
Heather Brown - Deputy Corporate Administrator
Randy McLean - Treasurer
Bruce Hupman - DOP
Tom Sprado - DRS
Linda Wallace - DRDS
Barclay Pitkethly - Grants Coordinator
Sylvia Hayes - Recording Secretary

PUBLIC/MEDIA

Director H. Morey - NRRD
Alternate Director Novotny - NRRD
Alternate Director Blake - NRRD
Staff Sergeant Bryan Reid - RCMP
Brent Hodson - FN News
Mike Deleeuw - Mile 285 Motor Raceway Park
Marc Case - Mile 285 Motor Raceway Park
Dean Trudal - Mile 285 Motor Raceway Park
Mavis Brown - Cemetery Kiosk Delegate
Louis Carew - Northern Lamplighters Activity Centre
Dean Fanning - Northern Lamplighters Activity Centre
Grant Larson - Northern Lamplighters Activity Centre
Maureen Wiebe - Northern Lamplighters Activity Centre
Jody Hoffman
Shirley Scott
Shelley Middleton

1. Call to Order

A quorum being present, Mayor Clarke called the meeting to order at 6:30 PM.

TOWN COUNCIL MINUTES
September 30, 2002
Page 2

2. Adoption of Agenda **MOVED** by Councillor Allen, **SECONDED** by Councillor Morey that the agenda for the September 30, 2002 Town Council meeting be amended to include the following:

- ~ Water Metres, status report
- ~ ATCO trailers at Westend Campground
- ~ CF Wright Transport property
- ~ speed limit changes
- ~ Construction Camps in town limits

and thereafter, be adopted for implementation.

CARRIED

MINUTES FOR ADOPTION

3. Public Hearing
Re: Town of Fort Nelson Zoning
Bylaw No. 571, 1999 Amendment
and the Town of Fort Nelson Temporary
Uses Fees and Charges Bylaw No. 632, 2002
September 9, 2002 **MOVED** by Councillor Unruh, **SECONDED** by Councillor Bumstead that the minutes from the Public Hearing, Re: Town of Fort Nelson Zoning Bylaw 571, 1999 Amendment and the Town of Fort Nelson Temporary Uses Fees and Charges Bylaw No. 632, 2002 meeting held September 9, 2002 be adopted as distributed and read, there being no errors or omissions.

CARRIED

4. Town Council
September 9, 2002 **MOVED** by Councillor Morey, **SECONDED** by Councillor Allen that the minutes from the September 9, 2002 Town Council meeting be amended to read:

- ~ This spring, the bins located in the Rural Residential area were utilized improperly, with unacceptable items being placed either in or around the bins. This resulted in several days of clean up following the Spring Fling.

and thereafter be adopted as distributed and read, there being no further errors or omissions.

CARRIED

TOWN COUNCIL MINUTES
September 30, 2002
Page 3

5. Informal Town Council
September 16, 2002
- MOVED** by Councillor Morey, **SECONDED** by Councillor Allen that the minutes from the Informal Town Council meeting held September 16, 2002 be adopted as distributed and read, there being no errors or omissions.

CARRIED

INFORMATION PACKAGES

6. Council/Board Information Package
September 13, 2002
- MOVED** by Councillor Allen, **SECONDED** by Councillor Morey that the Council/Board Information Package dated September 13, 2002 be received for information.

CARRIED

7. Council/Board Information Package
September 20, 2002
- MOVED** by Councillor Allen, **SECONDED** by Councillor Morey that the Council/Board Information Package dated September 20, 2002 be received for information.

CARRIED

8. Council/Board Information Package
September 27, 2002
- MOVED** by Councillor Allen, **SECONDED** by Councillor Morey that the Council/Board Information Package dated September 27, 2002 be received for information.

CARRIED

PETITIONS/DELEGATIONS

9. Mavis Brown,
Re: Memorial Garden,
Status Report & Request for
Consideration
- Mayor Clarke thanked Ms. Mavis Brown for attending the meeting and invited her to begin her presentation.

Ms. Brown informed 20 nameplates had been completed for the Cemetery Memorial Kiosk and an additional 30 nameplates were being made. She noted the cost of a 8.5"x3" plaque would be \$8.00 + Taxes (total approximately \$10.00). Authorization for the purchase of up to 50 nameplates was requested by Ms. Brown.

9. Continued

Ms. Brown commended Ms. Margot Bailey, Town Carpenter, on the beautiful Memorial Kiosk she built for the Cemetery and the Public Works Staff for the 'wonderful' grounds keeping at the cemetery. Ms. Brown requested consideration be given to building a small flower garden with two park benches, and a paved walkway around the Kiosk in the future.

It was noted that the implementation and upkeep of a small flower garden at the cemetery could be a project for a community service club.

Ms. Brown indicated in the future she would like to have a Columbarium built for the cemetery and suggested the Town Carpenter build this item "in house" for families to place cremated remains or empty urns in, after the ashes of loved ones have been placed. She also noted the white crosses provided by Public Works for grave markers do not have full information of the deceased such as full name, date of birth and date of death and suggested the information would ensure family members could find them easily.

Mayor Clarke thanked Ms. Brown for her presentation and advised she would be informed of Council's decision.

10. Jody Hoffman
Re: Recreation Centre
Community Hall, Request
for Purchase of Piano

Mayor Clarke thanked Ms. Jody Hoffman for attending and invited her to proceed with her presentation.

Ms. Hoffman advised the Recreation community hall has no piano, yet holds many functions, such as weddings and funerals, where the use of a piano or keyboard is required. She suggested that during events, held at the Recreation Centre community hall, equipment must be borrowed; it would be more convenient if the Recreation Centre had a piano available. Ms. Hoffman further noted the Fort Nelson Children's Choir would like to perform at the Community Hall for the Remembrance Day ceremony, but cannot because a piano would be required for the performance.

10. Continued

Discussion ensued regarding concerns over storage, mistreatment, and possible damage to a piano from unsupervised children. Ms. Hoffman responded that a piano could withstand some mistreatment, such as pounding on the keys by children, as long as objects are not hammered on the keys.

It was noted the Recreation Centre previously had a piano, but the piano required storage and tuning because it was moved often. With the purchase of a "Baby Grand" piano for the Phoenix Theatre, the old piano was donated to the Hospital for use in the extended care unit.

It was suggested a portable keyboard might be more convenient and easier to store and set up than a piano, thus requiring less maintenance.

Ms. Hoffman indicated a keyboard would likely be a more expensive option with many features that would not be required; however, she could do cost estimates of both pianos and keyboards for the October 15, 2002 Council/Board meeting.

*This item was deferred to the October 15, 2002 Town Council meeting when Ms. Hoffman could provide cost estimates of used pianos and keyboards to Council.

Mayor Clarke thanked Ms. Hoffman for her presentation.

11. Louis Carew, Jack Lane,
Grant Larson & Adine Wong
Re: Northern Lamplighters
Building

*This item was deferred pending the arrival of the delegation.

12. Dean Trydal
Re: Proposed Mile 285 Motor
Raceway Park, Request for
Approval

Mayor Clarke thanked Mr. Dean Trydal for attending and invited him to proceed with his presentation.

Mr. Trydel indicated he was present to request permission and approval to utilize lands located at Mile 285 of the Alaska Highway for a "Motor Raceway Park." He noted the Regional District had obtained a licence of occupation from the Ministry of Water, Land and Air Protection for downhill skiing on established lands at Mile 285; however, the downhill ski club society has not been in existence for many years.

12. Continued

Mr. Trydal indicated the Motor Raceway Club was applying for status as a non profit society and if land could be secured work would be completed through volunteers and donations. He added that after contacting two other Motor Raceway Parks, one indicated they had insurance and the other did not. The Motor Raceway Park that did have insurance had entry fees high enough to cover the cost of the insurance. He further advised, one Motor Raceway Park allowed students to race under supervision - with the condition that students must race with an experienced team. Mr. Trydel advised a petition for support of a motor raceway park, had been placed in various businesses in town. Approximately 364 names were on the petition and to the best of his knowledge, with all the persons signing said petition were at least 18 years of age.

It was suggested by Administrator Bailey that unauthorized usage by ATV's may be a concern.

Mr. Trydel advised the Motor Raceway Track would require approximately 40 acres of land, suggesting utilizing lands at the top of the hill close to the highway. He noted it was intended to fence in the area. Mr. Trydel indicated the downhill ski area was suitable because of location - far enough out of town that noise would not be a factor; and, a large enough space for a three mile oval track, mud bog pit and for demolition derby use; however, if another suitable section of land could be found, it may be utilized instead. He advised the Snowmobile Club had shown interest in utilizing the track in winter months for snowmobile drag races.

It was noted the Ministry of Water, Land and Air Protection must be contacted by the Regional District for their approval prior to any club utilizing the area.

*Mavis Brown, Jody Hoffman, Dean Trydel, Marc Case and Mike Deleeuw exited the meeting at 7:00 PM.

*Staff Sergeant Reid entered the meeting at 7:00 PM.

CORRESPONDENCE

13. Office & Professional Employees'
International Union, Local 378
Re: "Don't wreck Public Auto
Insurance
- It was noted the ICBC Core Review had not yet been finished; this item should be tabled until the core review is completed.

MOVED by Councillor Bumstead, **SECONDED** by Councillor Morey that the letter dated July 18, 2002 received from the Office & Professional Employees' International Union, Local 378 be deferred until the ICBC Core Review has been completed.

CARRIED

14. Article from "BC Business Summit"
Re: Reform of BC's Auto Insurance
System
- *This item was deferred pending the completion of the ICBC Core Review.
15. Article from "North Shore News"
Re: Loss of ICBC
- *This item was deferred pending the completion of the ICBC Core Review.
16. Canadian Centre for Policy Alternatives
BC Office "Down the Road"
Re: Implications of "Full Competition"
for Public Auto Insurance in BC
- *This was deferred pending the completion of the ICBC. Core Review.
17. School District #81
Re: Northern Interior Branch
of BC School Trustees' Association,
October 4-6th, 2002, Invitation to
Attend
- *The invitation from School District #81 dated September 12, 2002 was deferred to the Regional Board meeting.

BYLAWS & POLICIES

18. For Adoption
The Town of Fort Nelson
OCP Amendment
(Off Highway Commercial Recreation)
Bylaw No. 629, 2002
- MOVED** by Councillor Morey, **SECONDED** by Councillor Allen that the Town of Fort Nelson OCP Amendment (Off Highway Commercial Recreation) Bylaw No. 629, 2002 be adopted.

CARRIED

19. For Adoption
The Town of Fort Nelson
Zoning Amendment
(Off Highway Commercial Recreation)
Bylaw No. 628, 2002
- MOVED** by Councillor Morey, **SECONDED** by Councillor Unruh that the Town of Fort Nelson Zoning Amendment (Off Highway Commercial Recreation) Bylaw No. 628, 2002 be adopted.

CARRIED

20. For Adoption
The Town of Fort Nelson
2003 Tax Exemption
Bylaw No. 630, 2002
- MOVED** by Councillor Bumstead, **SECONDED** by Councillor Morey that the Town of Fort Nelson 2003 Tax Exemption Bylaw No. 630, 2002 be adopted.

CARRIED

21. For Adoption
The Town of Fort Nelson
Zoning Amendment
(Temporary Permits)
Bylaw No. 631, 2002
- MOVED** by Councillor Unruh, **SECONDED** by Councillor Morey that the Town of Fort Nelson Zoning Amendment (Temporary Permits) Bylaw No. 631, 2002 be adopted.

CARRIED

NEW BUSINESS/VERBAL STATUS REPORTS

TOWN COUNCIL MINUTES
September 30, 2002
Page 9

22. ATCO Trailers at Westend Campground
- CA Walker advised there were two ATCO trailers being installed at Westend Campground, and DCM Pattison had tried to contact Ms. Brown regarding placement of the trailers and had been unsuccessful so far.
- CA Walker advised more information on this item would be available for the next Council meeting.
23. Speed Limit Changes
- It was noted there were no signs advising the public the speed limits had changed on the Old Alaska Highway. It was also noted the sign on the Old Alaska Highway north states the speed limit as 80KM/H; however, signage posted by Radar road as you head back into Town, states the speed limit as 70KM/H.
- CA Walker advised Bruce MacKay from Ministry of Transportation had been contacted and signage advising motorists of the changes in speed limits on the Old Alaska Highway, would be installed shortly.
- *Tom Sprado exited the meeting at 7:10 PM.
24. Watermains
- DOP Hupman advised an old fire hydrant by Overwaitea (5103 Airport Drive) was leaking in the "boot" area and when crews dug to correct the problem, they found more leaks at connections and valves. The Pocket Park located at 5103 Airport Drive was also dug up so the leakages could be repaired; however, reconstruction of the project would not be completed until spring.
- *Tom Sprado entered the meeting at 7:15 PM.
25. Water Metres, Status Report
- Treasurer McLean noted this item would be discussed during 2003 budget meetings, but was not a high priority. All new commercial buildings would require the installation of Water Metres.
- Councillor Bumstead suggested the project should be completed quickly since, from her own experience, water metres are dated.
26. Construction Camps
- Discussion ensued regarding temporary, on-site construction camps being permitted within town boundaries during the construction of new developments, to permit temporary lodging of construction workers.
26. Continued
- The following was noted:
~ Commercial development could be hindered if on-site construction

TOWN COUNCIL MINUTES
September 30, 2002
Page 10

- camps were not allowed within town boundaries
- ~ construction camps are usually short term - only for the duration of construction
- ~ once construction is complete, the camp would have to be removed
- ~ on-site construction camps provide additional security for equipment and materials being used in development
- ~ when Dorothy's Place was being constructed the foreman lived on site and crews used available hotels/motels

MOVED by Councillor Morey, **SECONDED** by Councillor Bumstead that Administration be authorized to prepare a bylaw to amend Town of Fort Nelson Zoning Bylaw No. 571, 1999 which would permit a temporary building or structure to be erected for construction purposes on a lot being developed for a period not to exceed the duration of such construction.

OPPOSED - COUNCILLOR ALLEN

CARRIED

27. Clarification of Buildings on
CF Wright Transport
Property

It was noted the buildings on the property located at 4401 55 Street, and owned by Mr. Cliff Wright were for a surveillance suite and offices.

28. Temporary Adjournment

MOVED by Councillor Bumstead, **SECONDED** by Councillor Morey that the September 30, 2002 Town Council meeting be temporarily adjourned at 7:32 PM.

CARRIED

29. ReCall to Order

The meeting was re-called to order at 8:02 PM.

30. Louis Carew, Dean Fanning,
Grant Larson & Maureen
Weibe

TOWN COUNCIL MINUTES
September 30, 2002
Page 11

Re: Northern Lamplighter's
Building

Mayor Clarke thanked delegates representing the Northern Lamplighter's Society for attending and invited them to proceed with their presentation.

Mr. Carew advised that the Northern Lamplighters Activity Centre could be lost to it's members and was an important centre for Fort Nelson Seniors.

Mr. Carew requested that the Town Council approach the Ministry of Land, Water and Air Protection to have the section of land, the Lamplighter's Activity Centre is situated on, "signed over" to the Northern Lamplighter's permanently.

Mr. Dean Fanning noted the new lease between the Town of Fort Nelson and the Northern Lamplighter's changed considerably from the original 10 year lease. He noted the original lease had made provisions for compensation of both the land and the building should the lease ever be cancelled by the society; however, the new lease contained no provisions for compensation; although, "thousands of dollars had been invested in the building."

Administrator Bailey advised that it was a decision of the Council, when the lease expired, to remove contract provisions that obligate the Council to provide for another building or site, should the land be sold. She noted the seniors were advised of this and that due to the fact the land was posted for sale, 3 months notice would be given should a firm offer for the land be accepted by Land & Water BC.

The site where the Northern Lamplighters building was situated had always been designated as downtown core. It was noted the new lease agreement had been given to the Northern Lamplighters approximately 2 months prior to signing; therefore, there was sufficient time for review of the lease. Mr. Fanning continued by reading various clauses from the former lease agreement that were not continued in the new lease agreement. He advised he was a member of the Northern Lamplighters Society and when the new lease was signed by members of the Society, they were not aware of any changes being made to their lease, noting "to our knowledge, it was not explained to them when they signed the new lease."

30. Continued

Mr. Fanning advised there would be a large number of Fort Nelson residents becoming "seniors" within the next 5 years and a good use

TOWN COUNCIL MINUTES
September 30, 2002
Page 12

for the land was a Seniors Housing Complex; recommending that the Northern Lamplighter's Activity Centre should remain and be utilized by Seniors living in the housing complex. He requested that Council reconsider the continued long term use of the Northern Lamplighters site.

*Grants Coordinator Pitkethly entered the meeting at 8:24 PM.

Mayor Clarke thanked delegates from the Northern Lamplighter's Activity Centre for their presentation.

*Louis Carew, Grant Larson, Dean Fanning and Maureen Wiebe exited the meeting at 8:28 PM.

31. Temporary Adjournment It was agreed the September 30 Town Council meeting would be temporarily adjourned at 8:29 PM.
32. ReCall to Order The meeting was re-called to order at 9:49 PM.
33. Adjournment **MOVED** by Councillor Unruh, **SECONDED** by Councillor Allen that the September 30, 2002 Town Council meeting be adjourned at 9:50 PM.

CARRIED

CERTIFIED a true and correct copy of the minutes of a Town Council meeting held on Monday, September 30, 2002.

Harry Clarke, Mayor/Chair

Debbie Walker, Corporate Administrator

Sylvia Hayes, Recording Secretary