

Mayor, Doug McMynn opened the Regular Meeting of Council at 19:00 hours on September 9, 2024, Midway Council Chambers, 661 Eighth Ave., Midway, BC.

We wish to acknowledge that this meeting is taking place on non-treaty traditional lands.

The Council of the Village of Midway agrees to uphold the Guiding Principles for Responsible Conduct as per Village of Midway's Policy No. 387

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|-------------|---|
| Present:    | Mayor McMynn<br>Councillors Dunsdon, Willsey, and Metcalf     |
| Absent:     | Councillor Pownall  |
| Staff:      | Lisa Teggarty, CAO<br>Cam Kamigochi, Administrative Assistant |
| Delegation: | Martin Fromme, West Boundary Senior Housing Society           |
| Gallery:    | David Manske, Marley Merrill, Michael Kasperzyck              |

### **Introduction of Late Items**

**Moved/Seconded** that one item be added to the In-Camera section of the Regular Meeting, Section 90(1)(g) – litigation or potential litigation affecting the municipality.

### **Adoption of Agenda**

**Moved/Seconded** that the September 9, 2024, Regular Meeting agenda be adopted as amended.

**Carried**

### **Delegation**

West Boundary Senior Housing Society – In response to the possibility of leasing land to the west of the existing Parkview Manor building, Martin Fromme asked Council what the terms of the lease would look like? Whether it be for the entire project or accessory buildings or just additional parking. As well if any of the property to the east of the Village Office would be considered for parking. Mayor McMynn would like to establish exactly which piece of land is under consideration and how much land would be requested. CAO stated the project manager had initiated the conversation about the land to the west of Parkview Manor. It was more of an inquiry than a request and Council had discussed it at their last meeting. Council was open to the idea.

*Marley Merrill leaves at 19:04 hours*

Councillor Dunsdon spoke about using the property to the east of the Village Office and the urgency to move forward with the project. Councillor Willsey was not in favor of using the property to the East as it would restrict the possibility of future renovations/expansion to the Village Office. Mayor McMynn stated if that property was turned into parking, it would be used for the new building but also Village Office customers as well as Ambulance staff. Councillor Willsey and Metcalf feel the new building would occupy all the parking spaces if it was available to them and there wouldn't be any left for Village Office or Ambulance use. Council requested that Martin Fromme ask their project manager if the building were to be moved to the west of Parkview, would the plans need to be re-drawn? It would be favorable, to relocate the building, as it is designed now, to the west side of Parkview. CAO would require the project manager to let her know the exact amount of land required so it can be explained in the request to remove lands out of the ALC. A survey of the proposed area would need to be completed. Council is interested in hearing a proposal to move the project building to the west side of Parkview Manor and how much land is needed for the project. Further discussions can take place after that information is provided.

**Question Period** – David Manske began to ask a question and was reminded only topics that have already been discussed may be questioned and there were later opportunities to ask a question related to the agenda.

### **Adoption of Minutes**

**Moved/Seconded** that the minutes from the Regular Meeting of August 19, 2024, be adopted as amended.

**Carried**

**Moved/Seconded** that the minutes from the Special Meeting of August 23, 2024, be adopted as amended.

**Carried**

### **Business Arising**

Regular Meeting of August 19, 2024 (Page 6905 - 6907) – None

Special Meeting of August 23, 2024 (Page 6908) – None

### **New and Unfinished Business**

- a) West Boundary Senior Housing Society – Land lease proposal, discussion. Discussion was completed during the delegation portion of the meeting.

### **Correspondence** – None

*Marley Merrill returns at 19:31 hours.*

### **Administrator's Report**

1. UBCM Preparation – Eleven requests were submitted. Two confirmed meeting dates have been received; Ministry of Forestry and Ministry of Housing. Awaiting confirmation from other requests. An itinerary package is currently being prepared and will be issued to Council members next week.

*Michael Kasperzyck + Maven Kasperzyck leaves at 19:35 hours.*

2. Midway Community Hall project – Property and liability insurers have reviewed and provided comments. There has been some clarification back and forth with Cover Architect, but once I have the schedule of works and plans to attach to the contract, the Mayor and I can sign. The Sea-can from the Fire department training area can be utilized for storage during construction phase.

3. West Boundary Seniors Society project – Martin Fromme, project lead will be attending the Council meeting to discuss a proposal for additional land to support the Senior Housing project.
4. The Village's Planner has completed a review of the Preliminary Layout Review for the subdivision proposal. The developer and owner of the land will be asking for Council's permission to put an Office/trailer on the proposed development site.
5. Boundary Economic Diversification Plan - Staff are looking into the eligibility requirements for the new intake of etsiBC funding that could help with some of the Midway specific priorities.
6. Arena opening - Public Works are preparing for the early opening of the arena. New proposed 2024/25 rate schedule attached to my report. Customers will be able to pay with their debit card at the Arena this year. Two applications for the concession have been received. Councillors Dunsdon and Metcalf offered to assist the CAO in picking a successful candidate. Council agreed with the 2024/25 rate schedule.
7. Finance staff are working on direct deposit and have completed a couple of test run payments. The next payroll run will be paid by direct deposit.
8. The Fire Chief position will be advertised at the end of September.
9. Budget 2025 planning – Budget meetings with departmental managers will be starting in September. Currently working on a Budget Variance report which will be included in the Oct 1<sup>st</sup> agenda for review.
10. UBCM Community Resiliency Investment program (CRI) for 2024 FireSmart post-grant meeting has been planned with BC Wildfire Services Prevention Specialist. It is a requirement of the grant. Acting Fire Chief and CAO will report back on what the next steps are in relation to FireSmart and the equipment that is being purchased for Wildfire protection, as part of the grant.
11. LGDE (Local Government Data Entry) 2023 Financial Submission has been approved by the Ministry.
12. Meeting with the Dustin Herbst, Midway Unit Chief and Benjamin Yap, Manager from BC Emergency Health Services next week.

### Mayor and Council Reports

#### Councillor Metcalf – Verbal

- Changes within the WBCF since Ross Elliot has retired. The Board has chosen Randy Trerise to join the West Boundary Community Forest Board of Directors. It will still require a formal decision by the WBCF Shareholders before it can be made official. A Shareholder's meeting will be required.

After brief discussion it was **Moved/Seconded** that the Council of the Village of Midway supports adding Randy Trerise to the WBCF Board of Directors. **Carried**

053-2024

- WBCF are currently looking for a bookkeeper. Dan has been temporarily looking after the finances. WBCF will be recruiting to fill the position, if anyone knows of a bookkeeper, please let them know about the opening.
- Next WBCF meeting on October 1, 2024 in Midway. Staff pointed out it is the same time as the next Council meeting (Tuesday due to holiday Monday, Truth & Reconciliation Day). Councillor Metcalf will inform the board and the WBCF will be rescheduled.
- Dan Macmaster will be joining Midway Council at the UBCM Convention to attend the meetings with Forestry.
- Ross Elliot was presented with a nice retirement gift from WBCF. The Village will send a thank you letter.
- Concrete blocks are in place at the Disc Golf parking lot, gates should arrive and be installed soon.

#### Councillor Dunsdon – Verbal

- Webinar Thursday night about modular housing for rural communities, will be attending.
- Community Futures will be taking on the Boundary Diversification project, will be in good hands.
- Service review with Boundary Services Committee, recreation grant will be discussed. RDKB Director Gibbs' contributions to Midway are good, we don't need to ask for more.

*Marley Merrill leaves at 19:45 hours.*

#### Councillor Willsey – Verbal

- Attended an energy future meeting about power in BC. The plan to electrify is unrealistic. We already import 20% of our power because of drought, hydro producing less power. It is reported that by 2026 or 2027 BC power will be unreliable. During extreme temperature changes, the projection is that there won't be enough power. The Provincial government has applied surcharges on auto dealers, by the 2026 model year for new vehicles, they must meet a 26% electric vehicle quota. If more than 74% of their sales are gas engines, there will be a \$20,000 surcharge on each vehicle. The plan is to raise the percentage to 90% by 2030. Let's keep that in mind when making decisions regarding the Village going forward.

*Michael Kasperzyck returns at 19:48 hours.*

- When do we start planning for the Christmas Light Up? CAO will discuss this with Public Works staff.

#### Mayor McMynn – None

**Question Period**

David Manske asked for some clarification on item 10. on the CAO's report. He had noticed on the hiking trails to the flag, that there is a lot of debris on the forest floor, and he is concerned about the wildfire risk. He had previously discussed this with the Fire Chief. David stated he would be happy to volunteer to help have it cleaned up. Michael Kasperzyck asked if anything had been done to try and fix the situation. Discussion around ownership of the trails and previous fire mitigation efforts were discussed. Councillor Metcalf confirmed that wildfire mitigation had taken place higher on the mountain, up to the international border fence by West Boundary Community Forest. He will bring it up at the next WBCF meeting to see if there's any grant money out there to apply for and speak with Dan Macmaster, WBCF Manager about any other possible options. Councillor Dunsdon listed the other FireSmart projects the Village had completed, funding and manpower is the issue. David Manske asked why funds were spent on the fireworks (entertainment) and not fire mitigation/safety? Councillor Willsey explained that the funds for fireworks come from a grant that is specific to Canada Day festivities and it cannot be spent elsewhere. There was also discussion about an increase in trash being left along the trails. Michael asked if Council thought anything could be done about preventing people from taking unnecessary risks while on the trails, such as littering and smoking? Gates to the Disc Golf area of the mountain will help with this issue in the "flats" area of the trails. David Manske asked if Councillor Willsey meant using solar power in Midway, when she was talking about power issues in the future. He has tried using solar power at his property with very little luck it being a reliable source. Councillor Willsey replied it was more of a provincial wide idea and not necessarily specific to Midway. Council thanked David and Michael for the concerns and comments.

*David Manske and Michael Kasperzyck leave at 20:07 hours.*

Martin Fromme asked where is the subdivision is that is mentioned in Item 4 on the CAO Report? The proposed subdivision is up above the houses on Dominion St, behind the apartment complex by the high school.

**Financial Reports** – None**Bylaws & Policies**

- a) Bylaw No. 564, 2024 – A bylaw to exempt properties used for philanthropic or other not for profit corporation from taxation on both land and improvement for the year 2025 – For Three Readings.

**Moved/Seconded** that Bylaw No. 564, 2024 – A bylaw to exempt properties used for philanthropic or other not for profit corporation from taxation on both land and improvement for the year 2025 be **READ A FIRST TIME** this 9th day of September 2024. **Carried**

**Moved/Seconded** that Bylaw No. 564, 2024 – A bylaw to exempt properties used for philanthropic or other not for profit corporation from taxation on both land and improvement for the year 2025 be **READ A SECOND TIME** this 9th day of September 2024. **Carried**

**Moved/Seconded** that Bylaw No. 564, 2024 – A bylaw to exempt properties used for philanthropic or other not for profit corporation from taxation on both land and improvement for the year 2025 be **READ A THIRD TIME** this 9th day of September 2024. **Carried**

- b) Bylaw No. 565, 2024 – A bylaw to exempt properties used for public worship from taxation on both land and improvements for the year 2025 – For Three Readings.

**Moved/Seconded** that Bylaw No. 565, 2024 – A bylaw to exempt properties used for public worship from taxation on both land and improvements for the year 2025 be **READ A FIRST TIME** this 9th day of September 2024. **Carried**

**Moved/Seconded** that Bylaw No. 565, 2024 – A bylaw to exempt properties used for public worship from taxation on both land and improvements for the year 2025 be **READ A SECOND TIME** this 9th day of September 2024. **Carried**

**Moved/Seconded** that Bylaw No. 565, 2024 – A bylaw to exempt properties used for public worship from taxation on both land and improvements for the year 2025 be **READ A THIRD TIME** this 9th day of September 2024. **Carried**

- c) Bylaw No. 566, 2024 – A bylaw to exempt properties used for public athletic or recreational purposes from taxation on both land and improvements for the year 2025 – For Three Readings.

**Moved/Seconded** that Bylaw No. 566, 2024 – A bylaw to exempt properties used for public athletic or recreational purposes from taxation on both land and improvements for the year 2025 be **READ A FIRST TIME** this 9th day of September 2024. **Carried**

**Moved/Seconded** that Bylaw No. 566, 2024 – A bylaw to exempt properties used for public athletic or recreational purposes from taxation on both land and improvements for the year 2025 be **READ A SECOND TIME** this 9th day of September 2024. **Carried**

**Moved/Seconded** that Bylaw No. 566, 2024 – A bylaw to exempt properties used for public athletic or recreational purposes from taxation on both land and improvements for the year 2025 be **READ A THIRD TIME** this 9th day of September 2024. **Carried**

**Planning** – None**Budgets/Accounts**

**Moved/Seconded** that budgets and accounts totaling \$172,537.05 to be drawn on the general account and be paid. **Carried**

**Correspondence for Info Only**

**Moved/Seconded** the following Correspondence for Info Only item:

- a) Trish Madewo, President, UBCM – Canada Community-Building Fund: First Community Works Fund Payment for 2024/2025

be rec'd and filed

**Carried**

**Correspondence for Info Only – to be held for two weeks only**

**Moved/Seconded** the following Correspondence for Info Only - to be held for two weeks items:

- a) Betty McIlroy, Garden Sales Manager, Midway Community Garden – Thank you
- b) Folku and Cortes Housing Society – Modular Housing for Rural Communities Forum

be rec'd and filed.

**Carried**

**Moved/Seconded** that Council move In-Camera at 20:12 hours under Section 90(1)(c) - labour relations or other employee relations & Section 90(1)(g) – litigation or potential litigation affecting the municipality

**Carried**

*Martin Fromme leaves at 20:12*

Return to Regular Meeting at 20:34 hours.

Item moved from In-camera minutes to Regular meeting:

Village of Midway Council grants the CAO permission to extend Wendy Higashi's contract, for a one-year extension, as Midway Community Centre Retrofit and Upgrade Project Manager.

**Adjournment**

**Moved** to adjourned at 20:34 hours.



Mayor McMynn



CAO Teggarty