



Regular Meeting of Council – September 8, 2025

Public persons are welcome to attend in person or via electronic means, zoom upon request.

Please note that when attending in-person, the meeting will be tape recorded.

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

1. **Call to Order 19:00 Hours, Council Chambers 661 Eighth Ave., Midway BC**
2. **Introduction of Late Items**
3. **Adoption of Regular Meeting Agenda of September 8, 2025**
4. **Delegation**
 - a) Introduction – RCMP Corporal Mike Rampone
 - b) Owen Stewart, Greenpeaks Resource Management
 - c) Brent Lucente, Ultimate Hockey & Skate
5. **Question Period**
6. **Adoption of Minutes**

Regular Meeting of August 11, 2025 (Page 6958 – 6959)
7. **Business Arising**

Regular Meeting of August 11, 2025 (Page 6958 – 6959)
8. **New and Unfinished Business**
 - a) Staff Report – 2026 Permissive Tax Exemptions
 - b) Staff Report – Quarterly report to Council
 - c) Staff Report – UBCM Strategic Priorities Fund Capital Infrastructure Funding
9. **Correspondence**
 - a) Pat Henley, President, Trails to the Boundary Society – Tire removal
 - b) Maria Condon, Secretary, Boundary Minor Hockey Association – Boundary Expo Rec Center Opening Date
 - c) Sherri Cote, Fundraising Coordinator, Boundary Minor Hockey Association – Assistance Request
10. **Administrator's Report**
11. **Mayor and Council Reports**
12. **Question Period**
13. **Financial Report**
14. **Bylaws & Policies**
15. **Planning**
16. **Budgets/Accounts** – \$226,691.12
17. **Correspondence for Info Only**
 - a) Regional District of Kootenay Boundary – Building Inspection Reports to the end of July 2025
18. **Correspondence for Info Only – to be held for two weeks only**
19. **In-Camera**
 - Section 90(1)(j) – information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*
 - Section 90(1)(e) – acquisition, disposition of land or improvements
 - Section 90(1)(c) – labour relations or other employee relations.
20. **Adjournment**

Mayor McMynn opened the Regular Meeting of Council at 19:00 hours on August 11, 2025, 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

Present: Mayor McMynn
Councillors Willsey, Dunsdon

Absent: Councillors Pownall, Metcalf

Staff: Lisa Teggarty CAO
Tamara Lovett, Administrative Assistant

Delegation: Wendy Higashi, Kettle River Museum curator, Elsemay Henry

Public: Martin Fromme

Introduction of Late Items – In-Camera item under Section 90(1)(e) – acquisition, disposition of land or improvements

Adoption of Agenda

Moved/Seconded that the August 11, 2025, Regular Meeting agenda be adopted as amended.

Carried

Delegation

- a) Wendy Higashi, Kettle River Museum Curator
Item 1. Wendy discussed the necessity of an upgrade to the electrical system in the CPR stationhouse – new, interactive exhibits and access to air-conditioning requires better electrical services. Grant funding opportunities for this upgrade will be explored. The existing bathroom is not purposeful and will be better utilized as an electrical room.

Moved/Seconded THAT Council approves an upgrade of the electrical system and removal of the sink and toilet in the CPR stationhouse bathroom to be used for an electronics room.

Carried

034-2025

Item 2. Wendy requested the support of Council to have the speed limit of 100km/h reduced at the west end of the museum property. Potential adjacent economic development is limited by access if speed limit remains at 100km/h. Museum traffic and attendance at activities held at the Museum are impacted by adjacent speeding vehicles. Concerns have been brought to the MLA's attention. Council direct staff to write letter to MOTI in support of reduced speed at this location.

Wendy and Elsemay leave at 19:07 hours.

Question Period – None.

Adoption of Minutes

Moved/Seconded that the minutes from the Regular Meeting of July 2, 2025 (Page 6956–6957) be adopted.

Carried

Business Arising

Regular Meeting of July 21, 2025 (Page 6956–6959) – None

New and Unfinished Business

- a) Staff Report – Fire Department – Quarterly Report to Council
Report on file. The new command truck is being outfitted with lights, sirens and decals and will be in service soon.
- b) Staff Report – 2025 Capital Budget request – Fire Chief computer replacement
Report on file.

Moved/Seconded THAT Council approves a Capital budget of \$2,728 for an additional 2025 computer purchase AND THAT Council approves funding for the purchase from the Covid Restart funds.

Carried

035-2025

- c) Staff Report – 2025 budget purchase request – Jetter Vac truck pump rebuild

Moved/Seconded THAT Council approves the purchase of a rebuilt Vactor Rodder Pump for the Jetter Vac truck, at a cost of \$19,513.00, funded from the 2025 Sewer Operating budget.

Carried

036-2025

- d) West Boundary Community Forest – Board of Directors Nomination

Moved/Seconded the Council of the Village of Midway approves the appointing of Alyssa Milne to the West Boundary Community Forest, Board of Directors.

Carried

037-2025

- e) 2025 UBCM Conference – MIABC Voting Delegate
Mayor McMynn will be the voting delegate.

Correspondence

- a) Martin Fromme, West Boundary Senior Housing Society – Parkview Expansion submission list
The submitted letter was clarified, and a discussion was had regarding direction of the expansion.
- b) Tony Luck, MLA, Official Opposition Critic for Municipal Affairs – 2025 UBCM Official Opposition Meeting Opportunities
No formal request required at this time. UBCM attendees may attend the round table options.

Administrator's Report - Council received the report for information. Report on file.

- Note Sept 2nd Council meeting moved to Sept 8th
- Permissive Tax exemption Bylaw adoption will require Special meeting dated October 20th
- The Economic Development officer shared position has been appointed, and the individual will start in September.
- Community Hall project reporting is ongoing. Work is continuing.
- Attended WBCF fire mitigation field trip.
- Working on several inquiries regarding Planning and Zoning and questions relating to land/property purpose.
- CAO will be on vacation the last two weeks of August.
- Fire truck was sold but not for the anticipated price, market dictated. Storage costs will no longer be necessary.

Mayor and Council Reports**Councillor Dunsdon** - Verbal

- Community garden management change will be happening.
- Costs of plots and boxes to increase to \$10 next year.
- No volunteer appreciation/corn sale event, just a corn sale this year.

Councillor Willsey - Verbal

- An AI seminar, put on by the RDK was interesting. A test project had AI draw information from established bylaws only and queries could be made within that scope.

Mayor McMyynn - Verbal

- WBCF fire mitigation tour was interesting.

Question Period

Martin Fromme asked about members currently on the West Boundary Community Forest Board - John Bolt, Darrin Metcalf, Heinz Kreuzer, Ginette Wheeler and now Alyssa Milne. Martin Fromme reminded Council that the Kettle River Museum was having their art show this coming weekend.

Financial Reports

- General Operating Revenue and Expense Budget Variance Report
- Sewer Operating Budget Variance Report
- Water Operating Budget Variance Report

Reports received by Council. The information will be utilized for budgeting and financial reporting.

Bylaws & Policies – None**Planning** – None**Budgets/Accounts**

Moved/Seconded that budgets and accounts totaling \$400,644.25 to be drawn on the general account and be paid. **Carried**

Correspondence for Info Only

Moved/Seconded the following Correspondence for Info only items:

- Josie Osborne, Minister of Health – Partnering to Strengthen Health Care Recruitment.
- be rec'd and filed

Carried**Correspondence for Info Only – to be held for two weeks only** – None

Martin Fromme leaves at 19:52 hours.

In-Camera

Moved/Seconded that Council move In-Camera at 19:52 hours under Section 90(1)(e) - acquisition, disposition of land or improvements

Return to Regular Meeting at 20:15 hours.

Adjournment

Moved to adjourned at 20:15 hours.

Mayor McMyynn

CAO Teggarty

Date: September 3, 2025
To: Council
From: Deputy Finance
Subject: 2026 Permissive Tax Exemptions

File No: 1970-03

RECOMMENDATION:

THAT council receives the report for consideration.

ISSUE/PURPOSE:

To exempt properties from taxation for the year 2026 to 2029 as noted below under permissive exemptions. If exemptions are granted, then staff will prepare the necessary Bylaws and public notices.

BACKGROUND:

Exemption Types:

Statutory which are automatically applied by BC Assessment. Permissive exemptions granted by Council.

Permissive:

- Granted by Council, by Bylaw, [Community Charter Section 224:](#)
 - (2) (d) - Property that is the interest in municipal land and building of a not-for-profit organization specified by the Council that a not-for-profit organization uses or occupies as a licensee or tenant of the municipality – Grant over lease term.
 - (2) (f) - Places of Worship – land surrounding building or church hall (church and footprint are statutorily exempt) – Grant on a 5-year basis.
 - (2) (i) - Athletic or Service Club – Land and Improvements (100%) – Annually

Bylaw Granted from 2025 for 5 Year Term:

On October 1, 2024, the Council of the Village of Midway adopted Tax Exemption Bylaw No. 565, 2024. The Bylaw granted the permissive tax exemption on Places of Worship from 2025 to 2029:

- Roll #012.030 - Kings of Kings New Testament Church (land surround only)
- Roll #231.010 - BC Conference of the Mennonite Brethren Church (land surround only)

Permissive Tax Exemption Applications received for 2026:

Roll #003.075 - Boundary District Curling Club (100% value of land and improvements)

- Roll #044.000 - 629 Eighth Ave, King Of Kings New Testament Church lessee for The Bridge Drop-in-Centre and Thrift Store.
 - *Applied under Community Charter section 224 (2). Tax exemptions may be provided under this section for the following:*

- (a) *land and improvements that:*
 - (i) *are owned or held by a Charitable, Philanthropic or other not for profit organization/corporation, and*
 - (ii) *the council considers are used for a purpose that is directly related to the purposes of the corporation:*

Additional 2026 Permissive Tax Exemptions:

Roll #003.031- **British Columbia Emergency Health Services** – Leased Portion of Village of Midway Ambulance building and land footprint (100%)

RECOMMENDATION:

Correction of Tax Exemption Bylaw No. 565, 2024

- Update wording regarding the permissive tax exemptions referring to *Community Charter*, and
- the Certification should read: “I hereby certify this to be a true and correct copy of Bylaw 565, 2024 ..., for the years 2025 **to 2029**”. Recall Bylaw No. 565-2024 and replace with Tax Exemption Bylaw No. 577, 2025

Approve Application for:

Boundary District Curling Club as the organization meets the requirements of [Community Charter Section 224 \(2\)\(i\)](#) provides for permissive tax exemption for land owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes – **Grant for 2026, application required annually.**

British Columbia Emergency Health Services lessee of the Village of Midway Ambulance building as the organization meets the requirements of [Community Charter Section 224 \(2\) \(d\)](#) provides for permissive tax exemption for property that is the interest in municipal land and building of a not-for-profit organization specified by the Council that a not-for-profit organization uses or occupies as a licensee or tenant of the municipality – **Grant permissive exemptions for 4 years, 2026 to 2029, spanning the term of the lease agreement.**

Deny Application for:

King of Kings New Testament Church, lessee of 629 Eight Ave, known as the Bridge Drop-In-Centre and Thrift Store on the following basis:

Community Charter Section:	Requirements:	Findings:
224 (2)(a) (i) and (ii)	<p>Permissive tax exemptions may be granted by Council, by a bylaw, under this section for the following:</p> <p>(a) land or improvements that</p> <p>(i) are owned or held by a charitable, philanthropic or other not for profit corporation, and</p> <p>(ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;</p>	<ul style="list-style-type: none"> • Land and improvements are not owned by the charitable, philanthropic or other not for profit corporation and • Not used for the purpose that is directly related to the purpose of the corporation/organization • The land or improvements are owned by individuals <p>Section 224 (2) (a) requirements are not met by the applicant</p>
224 (2)(g)	<p>Permissive tax exemptions may be granted by Council, by a bylaw, under this section for the following:</p> <ul style="list-style-type: none"> • land or improvements used or occupied by a religious organization, as a tenant or licensee, for the purpose of public worship or • for the purposes of a hall that council considers necessary to land and improvements so used or occupied for public worship 	<ul style="list-style-type: none"> • Land and improvements are occupied by a religious organization as a tenant of licensee but does not meet the additional requirements for Public Worship: <ul style="list-style-type: none"> ○ the land and improvements so occupied are not use for public worship or as meeting hall ○ the improvements are not used or set aside at least 150 days per year as a place of public worship or as a meeting hall. <p>Section 224 (g) requirements are not met by the applicant</p>

FINANCIAL/BUDGETARY IMPLICATIONS:

Permissive Tax Exemptions exempt all taxes not just municipal, but also school, police, hospital and other. Breakdown of municipal and levied estimated tax exemptions is:

Roll #	Exemption	Description	Estimated Tax Amount 2026
0003.031	224 (2) (d) , land and improvements 100%	British Columbia Emergency Health Services – Municipal Building/Land Leased to British Columbia Emergency Health Services used for Ambulance Service	\$5,650
0003.075	224 (2) (i)	Land and improvements owned or held by an athletic or service club or association and used for public athletic or recreational purposes - Boundary District Curling Club	\$2,800
00012.030	224 (2) (f)	Public Worship – King of Kings New Testament Church – Land surround	\$520
00231.010		Public Worship – The BC Conference of the Mennonite Brethren Church – Land surround	\$940
Total Estimated Tax Exemption			\$9,910

COMMUNICATION:

Bylaws No. 575, 576 and 577 to be prepared for 1st, 2nd and 3rd readings during October 14, 2025, council meeting.

Public notice to be scheduled for publication in Grand Forks Gazette for October 3 and 10, 2025.

Final approval of bylaws during special Council meeting on October 20, 2025.

GOVERNANCE CONSIDERATIONS:

Bylaws must be adopted by October 31, 2025, *Community Charter* section 224 (4) (c). A copy of the adopted permissive tax exemption bylaws must be provided to BC Assessments by November 1, 2025, for the 2026 property tax year.

ATTACHMENTS:

Completed permissive exemption applications.

PERMISSIVE TAX EXEMPTION APPLICATION

661 8th Avenue, Box 160,, Midway, BC V0H 1M0 Telephone: (250) 449-2222 Fax: (250) 449-2258

ATTESTATION FORM

Please note:

- Council may request a presentation from applying organizations.
- Exemptions are currently granted for one year unless otherwise specified by Village Council; if granted a multi-year exemption, organizations are required to submit an application in the last year of the term; otherwise a renewal application is required each year.
- The Village of Midway may request additional information.
- The Village of Midway reserves the right to review records to verify information provided in support of an application.
- Council may, at its discretion, reject any or all applicants in any given year.
- Recipients of exemptions may be asked to publicly acknowledge the exemption.

For additional information, please contact:

Kerstin Kleinhempel, Deputy Finance
Email: midwayfinance@shaw.ca

Telephone: 250-449-2222

APPLICANT		
Name: <i>Kim LINDSETH</i>	Organization Name: <i>BOUNDARY DIST CURLING CLUB</i>	Email:
Address of Property: <i>706 7th Ave Midway BC</i>		Phone:

Primary use of the property for the current tax year (including any new use by a 3rd party):

THE CURLING CLUB IS USED PRIMARILY
FOR THE CURLING SEASON NOV TO MARCH

Description of any major changes to the organizations objectives and/or programs:

NO CHANGES TO THE OBJECTIVES, STILL
JUST CURLING.

Signatures:

I declare that the information submitted in support of this application is, to the best of my knowledge, true and correct and that I will submit further information deemed necessary by the Village of Midway for processing this application.

PERMISSIVE TAX EXEMPTION APPLICATION

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Email: midwayfinance@shaw.ca

Telephone: 250-449-2222

under section 224 (2) (a) of the Community Charter:

(2) Tax exemptions may be provided under this section for the following:

- (a) land or improvements that
- (i) are owned or held by a charitable, philanthropic or other not for profit corporation, and
 - (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;

APPLICANT		
David Duncan, chairman of the Board	King of Kings New Testament Church, lessee	
629 Eighth Ave. The Bridge drop-in centre and thrift store		
<p>The Bridge is a drop-in centre and thrift store. All workers are volunteers from the community.</p> <p>The Bridge sells clothing, books, and household items at very reasonable prices. Materials are donated by the public.</p>		

The Bridge supplies a free lunch to drop-ins on the first and third Mondays. Free coffee and tea are provided all day.

The Bridge also distributes a free dinner to residents of Midway on Christmas Eve and a free lunch on July 1.

The Bridge is open the first and third Mondays (except on stat holidays when it opens Tuesday.) It is also open on the last Saturday of the month.

Proceeds from the sale of items and donations are used to cover costs: sewer, water, electricity, firewood, property taxes free food, any other operational expenses and activity insurance.

Net proceeds are donated to the Rock Creek Food share and Greenwood Food Bank.

The Bridge is also receiving donation for shingling of the roof.

Description of any major changes to the organization's objectives and/or programs:	None
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Signatures:

I declare that the information submitted in support of this application is, to the best of my knowledge, true and correct and that I will submit further information deemed necessary by the Village of Midway for processing this application.

Commercial Lease Agreement

This Commercial Lease Agreement is made between the Landlord, Martin Fromme and Elaine Fromme, and the Tenant, The Bridge, a ministry of King of Kings New Testament Church, on this date 25 September 2022.

The Landlord makes available for lease all of the Building designated as the Premises, described as follows:

Street Address: 629 Eighth Ave. Midway, B. C. V0H 1M0

Lots 19, 20 Block 27 Plan KAP3 District Lot 501

Premises Description: Old Church, previously occupied by Boundary Community Church

The Landlord hereby agrees to lease the Premises to Tenant and the Tenant hereby agrees to lease the Premises from the Landlord.

1. TERM:

The lease term shall begin on 23 March 2020 and end on 22 March 2027 for a total period of 84 months.

The Tenant shall have the right to renew the Lease for one extended term of 12 months. If the Tenant chooses to extend the Lease, he/she has to give a written notice to the Landlord 90 days before the Lease term expires. If the Lease is renewed, it shall bear the same terms, conditions and provisions contained in this commercial lease agreement.

2. RENT:

No rent is to be paid.

3. SECURITY DEPOSIT:

No security deposit required

4. PROHIBITED USES:

The Tenant shall not use the Premises for storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, device or item.

The building is to be only used for the charitable purposes of the King of Kings New Testament Church, The Bridge

Page One of four

5. SUBLET AND ASSIGNMENT:

This Building is for the sole use of The Bridge and may not be sublet or assigned.

6. REPAIRS AND MAINTENANCE:

The Tenant shall make all necessary repairs to the Premises at his/her expense during the Lease term. This includes repairing all defects and faults at any part of the Premises due to damage or wear and tear. The Landlord will be responsible for any major structural repairs beyond and above the damage or wear and tear from the operation of The Bridge.

7. ALTERATIONS:

The Tenant shall have the right to redecorate, remodel, make additions, improvements and replacements to any or all parts of the Premises during the Lease term, provided that the such alterations shall neither impair the structural soundness or diminish the value of the Premises. No structural alterations or additions is to be made to the Premises without the Landlord's consent.

8. SIGNS:

The Tenant shall have the right to place and replace any signs at any part of the Premises at his/her own expense, provided that the Tenant removes all such signs upon the termination of this Lease and repairs all damages resulting from the removal of signs. These signs must conform to any applicable Municipal by-laws.

9. RIGHT TO ENTER PREMISES:

The Landlord shall have the right to enter the Premises at reasonable hours to inspect the Premises, provided that the Landlord does not unreasonably impair the Tenant's business on the Premises.

10. PARKING:

Parking shall be limited to that which is available on the adjacent Municipal arteries.

11. UTILITIES:

The Tenant shall pay all utility charges for electricity, water, gas, sanitation, waste disposal and other services to be used by the Tenant on the Premises.

12. PROPERTY TAXES:

The Tenant should be responsible for property taxes in the event that the Municipality does not grant an exemption

13. INSURANCE:

If the Premises is damaged in any way due to an act of negligence by the Tenant or his/her agents, employees or invitees, the rent shall remain at zero while such damage is under repair.

The Landlord shall maintain fire and extended insurance coverage on the Premises and Building. The Tenant shall be responsible for fire and extended insurance coverage on all of his/her personal property in the Premises.

14. DAMAGE OR DESTRUCTION:

If an act of God or other casualty renders the Premises unusable for the Tenant's purposes, the Tenant shall have the right to terminate this Lease.

15. DEFAULT:

The Tenant will be in default of this commercial lease agreement if he/she

1. fails to fulfill any term or condition of this Lease and such default continues for 90 days after the Landlord has given notice of it to the Tenant or
2. causes a lien to file against the Premises and such lien is not removed within 90 days of recordation

If the Tenant is in default, the Landlord shall have the right to terminate this commercial lease agreement by giving the Tenant a 90 day notice in writing.

16. ADDITIONAL TERMS AND CONDITIONS:

Nil

Landlord Name: Martin Fromme/Elaine Fromme

Landlord Signature: _____

Date: 30 Sept 2022

Landlord Signature: _____

Date: 30 Sept 2022

Landlord Address: 351 Gertrude St., Midway, B. C. V0H 1M0

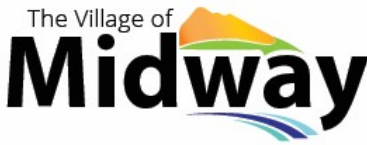
Tenant Name: King of Kings New Testament Church

Tenant Signature: _____

Date: Sept 30, 2022

Print Name and Position: David Duncan / Chairman of Board

Tenant Address: 735 Ninth Ave., Midway BC V0H 1M0



Staff Report – Item 8(b)

Date: September 8, 2025
To: CAO
From: Public Works Foreman
Subject: Quarterly report to Council

File No: 0640-30

RECOMMENDATION:

THAT Council receives the report for information.

BACKGROUND:

Buildings:

- Started fall building inspections.
- Completed minor repairs and risk management issue as they arise. Couple iced-up A/C units do to some hot spells.

Airport:

- Mowed a 2nd time

Equipment:

- Lots of maintenance done and repairs. Some small/some big.
- Replaced heat exchanger on vac-truck and found it wasn't the issue with the hydraulic oil in the water as we had hoped. Order a rebuilt pump to fix the issue.

Landfill:

- Lots of tree recycling, hopefully we can burn it early winter this year.
- Scraped another one of the drying beds. Used it along with peoples grass and garden waste to cap landfill.

Cemetery:

- Mowed and weed-eating a few times this year.
- 2 more burials.

Parks:

- Plant bed maintenance, everything looks great!
- Irrigation repairs and adjustments
- Spray Park maintenance/frequent cleaning-people(kids) are making a mess!
- Lots of mowing in the parks and working on all the other Village owned properties.

Arena:

- A few header leaks to contend with-2 totes of glycol so far this year. Getting help to work on a grant for floor and board replacement.
- Getting equipment etc... preps for ice going in soon.

Water:

- Back-up generator for #1 pump house has arrived and installed. Fortis has gas hooked up. And the generator was commissioned on Aug 28th.
- Had programming issues when transferring back and forth with the power. Programmer said we need to upgrade the old analog system. Our out of date modem makes programming difficult. Programmer will be coming through and hook up his lap top and deal with the programming and will give us some options for upgrade
- Still working on what is required for a new well.
- We are currently sitting about 10 x winter water usage. Letters were sent out to the people not adhering to our watering bylaw. Some acreages are still water their pastures all day, everyday! Our permit is for domestic use only. Acreage require their own well for irrigating pastures.

Sewer:

- Pumped out the other digester and hauled to drying beds. Then pulled all the diffusers and cleaned them, re-installed.
- Still have lots of wipes and grease going in our system.
- Started pulling diffusers from aeration tanks to clean them as well. Had to completely rebuild one/galvanized piping was getting eroded.

Streets:

- Some pothole repairs and some shouldering.

Risk Management:

- Completed all monthly, currently working on quarterly and annual inspections according to policy schedule.
- Completed park and trail inspections and working on risk management repairs.

Date: September 8, 2025
To: Council
From: Chief Administrative Officer
Subject: UBCM Strategic Priorities Fund grant application for Boundary Expo Recreation Centre (BERC) Slab replacement.

RECOMMENDATION:

THAT Council approve for staff to apply for funding up to \$3.4m through the UBCM Strategic Priorities Fund - Capital Infrastructure Stream for a Slab replacement project at the Boundary Expo Recreation Centre.

ISSUE/PURPOSE:

To seek approval from Council to complete a funding application to UBCM for a Slab replacement project at the Boundary Expo Recreation Centre .

BACKGROUND:

The Boundary Expo Recreation Centre (BREC) is home to the Boundary Predators Minor Hockey and draws players from Midway, Rock Creek, Greenwood, and surrounding areas. The BERC features an NHL-sized ice surface, concession stand, four state-of-the-art change rooms, four smaller change rooms, and a fitness area. Hockey teams from BC and Washington State have discovered the BREC as a convenient place to play a “neutral site game.” The BREC plays a large role in the surrounding community, more than just a place for skating, it has become a community hub and gathering place. It’s also central to youth development in the area, providing kids and teens opportunities to participate in team sports, learning discipline and leadership.

Slab replacement rationale/scope

A refrigerated ice rink slab (the concrete floor with embedded cooling pipes that freeze the ice surface) is one of the most critical and expensive parts of an arena. Its life expectancy depends on design, materials, and maintenance. Typical lifespan for rink slabs within the province of British Columbia is 25–30 years, for a well-built slab. With exceptional conditions and preventive maintenance of the brine/ammonia piping, some slabs last 40–50 years. The BREC rink slab was constructed in 1978; at 47 years of age, it has exceeded typical lifespan.

The rink slab is exhibiting signs that replacement is needed:

- Frequent freon leaks - current rink infrastructure is leaking freon from existing old, clamped style header system which causes increased maintenance, inefficient cooling and potential environmental contamination issues
- Uneven and cracked refrigerated concrete slab caused by slab movement Rink slab surface exceeds +/- 6mm performance tolerance which causes uneven ice surface, inefficient cooling and potential safety issues for players and people using the ice.
- Cooling system inefficiency / poor performance
- Heating system upgrade required to prevent subsurface from accumulating permafrost that can cause a refrigerated slab to heave and fail.

A catastrophic failure of the rink slab could result in several years of shutdown as the Village works to secure the required funding. Proactive rink slab replacement would reduce a shutdown to 4 months during the summer of 2026, when the arena is already closed for the off-season.

The proposed BREC rink slab project would involve:

Demolition – Removing the old concrete slab, piping system and sand subbase.

New under slab heating – Installing new plastic pipes in a grid approximately 10” below the underside of the concrete slab, connected to the rink’s refrigeration plant to ensure no ice builds-up under the slab.

New refrigeration piping system – Installing new plastic pipes in a grid, connected to the rink’s refrigeration plant.

Subbase preparation – New sand base layer, new high PSI insulation and vapor barrier.

Concrete pour – Rebar installation and pouring concrete, achieving ultra flat across the entire rink slab surface +/-6mm.

Dasher Board – Supply and installation of high-density polyethylene (HDPE) rink dasher boards, exceeding current guidelines for safety with increased glass height and netting to protect spectators.

Recommissioning – Connecting everything back to the chiller system, testing for leaks, and re-freezing the ice surface

FINANCIAL/BUDGETARY IMPLICATIONS:

The Strategic Priorities Fund (SPF) is one of three funding streams delivered through the Canada Community-Building Fund (CCBF) in British Columbia, formerly known as the Gas Tax Fund.

The current CCBF Agreement provides a ten-year commitment of federal funding for investments in local government infrastructure and capacity building projects.

The SPF-Capital Infrastructure stream provides grant funding specifically targeted for the capital costs of local government infrastructure projects that are large in scale, regional in impact, or innovative and support the national objectives of productivity and economic growth, a clean environment and strong cities and communities.

The eligible category that this project falls under is Recreation and Sport Infrastructure.

The SPF program can contribute a maximum of 100% of the cost of eligible activities to a maximum of \$7 million.

GOVERNANCE CONSIDERATIONS:

It is a funding requirement for applications to include Council resolution indicating support for the proposed activities and willingness to provide overall grant management and support any cost overruns.

STRATEGIC PRIORITY:

Quality of Life

Recreation - Support activities and health of our residents through access to our natural and built recreational assets

Subject: Tire removal.

Date: Monday, August 25, 2025 at 9:29:20 AM Pacific Daylight Time

From: Pat Henley

To: midwayreception@shaw.ca

I'm sending this letter as president of "Trails to the Boundary Society."

As I'm sure council is aware we have undertaken the removal of six decades of tires along the trail right away behind the YRB yard.

Payment for the machinery used has been made through a small Transcanada Trail grant.

Personnel hours have been paid by us.

We are anxious to finish this project expediently and have the area leveled and planted this fall.

The large tires remaining will cost 3,000.00 dollars to be removed.

YRB has allocated 1500.00 dollars toward that goal.

We are asking that the village of Midway make available the remaining monies to complete this project.

If you would like me to attend the September 8th council meeting to answer questions, I would be pleased to do so.

Looking forward to hearing from you.

Respectfully,

Patricia Henley

Get [Outlook for Android](#)

Dear Mr. McMynn and Midway council,

I am writing you on behalf of the Boundary Minor Hockey Association to ask for your support in opening the Boundary Expo Recreation Centre for October 1st for our community and current hockey families.

Boundary Minor Hockey has continued to work hard to progress our association and support all those who are involved. Though this was a more complicated year for the association and our hockey families, we were shown great commitment by families and our BMHA board to keep our sport community alive. This year we managed to register many new-to-hockey players in varying age groups to secure an additional league team. We hope this is proof that our association will continue to grow each year to come.

Going forward with our 2025-2026 hockey season, we will require more ice time for our growing association. Now that we have successfully secured 4 teams to schedule and organize, we are in need of a minimum of 4 hours of ice time each day the rink is open plus additional time for basic preparation and clean-up. We currently provide practice twice a week for each age group. It would be ideal to allow for additional ice time for our league teams, U11 and U13, as Boundary Minor Hockey booked an additional Saturday for practice as we did not have available time slots during the week. With the addition of the U13 league team, Boundary Minor Hockey Association anticipates further additional bookings being required in the upcoming year. Last year, Boundary Minor Hockey was proud to bring home the end-of-the-year League Banner through the U11 league team in Nakusp. We were appreciative of the additional ice time provided by the Village of Midway in the 2024-2025 season and fully acknowledge that a success like this is greatly influenced by the amount of time our players have together to develop and grow as a team.

Boundary Minor Hockey had tremendous successes in our 2024-2025 season that brought positive attention to both our association and the Village of Midway. In addition to celebrating a successful year, with Boundary Minor Hockey, our community members were extremely supportive during the Guns & Hoses fundraiser which has led to a free of charge Hockey Camp for all local families of the Boundary Area at the end of October. Opportunities like this have a positive impact on families that cannot afford to travel to larger cities and, in turn, further support the growth of our developing hockey players. Boundary Minor Hockey Association has also been provided a grant from West Boundary Community Forest to provide a hockey camp that the board is working hard to organize for the season. Midway also had an additional recreational hockey group utilizing the Boundary Expo Recreation Center during the 2024-2025 season which further fill up the time spaces in the arena. With all of these incredible opportunities being provided for both Boundary Minor Hockey and our community, we see some difficulties in finding the time to fit everything in with a condensed season compared to our surrounding areas. Boundary Minor Hockey Association believes that with an adequate amount of ice-time available, we can provide opportunities like those seen in the larger communities.

In regards to the information provided above, we are requesting that the Village of Midway consider opening the Boundary Expo Recreation Centre for October 1st. This not only benefits BMHA, but also the Village of Midway. Our board has continued to work hard to secure increased development opportunities for our players and hope that we continue to broaden the resources that we can provide in the future. In comparison to our West Kootenay League, our players lose out on 1 month of ice time compared to players with the opportunities to begin regular practices starting in September; many teams are fortunate enough to provide Skills Camps at the end of August. This makes it difficult to retain local players as families view it as a loss of opportunity for those looking to play at a competitive level. Every year we lose out on families requesting to transfer to Grand Forks and Osoyoos teams. Beyond hockey practices, an earlier start date could provide more opportunities for Boundary Minor Hockey and other local hockey associations to utilize our ice to provide additional developmental camps.

Thank you for taking the time to consider this very important matter to BMHA. We always continue to strive to provide the highest level of hockey in our community and the amount of ice time provided is an essential element to this success.

Thank you,

Maria Condon

BMHA Secretary

Boundary Minor Hockey Association
735 Seventh Ave
Midway BC V0H 1M0
September 2, 2025

Mayor and Council,
Village of Midway
661 Eighth Ave
Midway BC V0H 1M0

Dear Mayor and Council,

Over the past 3 years, Boundary Minor Hockey Association has noticed the efforts by the Village of Midway and your employees in improving the appearance of the Boundary Expo Arena. The new rink side counter, in ice adds and fun new lights make the arena look even better than before and we appreciate these efforts greatly. We are incredibly lucky to have such a fantastic facility as our home arena. Everywhere we go we are told that Midway has the best ice. When visiting teams come to play here for the first time, they always say the same thing – they had no idea that we had such a great facility. Word is slowly getting around, but Boundary Minor Hockey Association would like to help the Village with increasing the visibility of the arena. We have decided to order a new in ice logo that will not only show that the arena is home to the Boundary Predators, but it will let anyone who sees a photo or a live-streamed game exactly where that game took place. The more we get the image of the Boundary Expo Arena out there, the more people will be interested in coming here which will only benefit the arena and the Village of Midway as a whole.

Our plan is to order a 20x20 logo similar to the one on the attached page. This in ice logo will cost us approximately \$2000, which is a lot of money for a small organization. Due to the high cost, we are asking if the Village of Midway would be willing to help contribute to this cost? We know that

this is a big ask, but we believe that it will be worth it in the long run since this logo would be used for many years and it should help to draw more attention to the facility. Thank you for your consideration.

Sincerely,

Boundary Minor Hockey Association





VILLAGE OF MIDWAY

Page 1 of 2

Cheque Listing For Council

2025-Sep-5
8:47:51AM

Cheque		Vendor Name	Invoice #	Invoice Description	Invoice	Cheque
Cheque #	Date				Amount	Amount
20250299	2025-08-22	1158417 BC LTD., CANCO	JULY 2025	JULY 2025 RIVERFRONT PARK PROF	115.00	115.00
20250300	2025-08-22	BBFD	1291721 1291722	EMERGENCY SERVICES FUEL EXPE PUBLIC WORKS FUEL EXPENSES BE	51.73 466.32	518.05
20250301	2025-08-22	CANADA POST	92000058417	JUL 31 NEWSLETTER	63.87	63.87
20250302	2025-08-22	FORTISBC-NATURAL GAS	JULY 2025	JULY 2025 NATURAL GAS	466.45	466.45
20250303	2025-08-22	HI-PRO SPORTING GOODS LTD	25-353	WHITE & GOLD PUCKBOARD, WHITE	3,974.74	3,974.74
20250304	2025-08-22	MINISTER OF FINANCE	WSI701600	VILLAGE OF MIDWAY MAIN WATER L	581.21	581.21
20250305	2025-08-22	MUNICIPAL PENSION PLAN	20250816	MPP CONTRIBUTIONS, PAY PERIOD	5,425.23	5,425.23
20250306	2025-08-22	PHOENIX FIRE MOBILE SERVICES LTD	0110353 0110354 0110355 0110356 0110357 0110358 0110359 0110360 0110361 0110362 0110363 0110364 0110365 0110366 0110367 0110368	FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS FIRE EXTINGUISHER INSPECTIONS	210.84 171.04 12.55 643.54 143.11 112.93 122.64 301.72 297.57 50.19 109.09 619.13 81.79 158.39 12.55 313.16	3,360.24
20250307	2025-08-22	SHADOW CREEK PROPERTIES LTD	033279 176622	PW EQUIP - OLD YELLER INSPECTIC PARKS EQUIP - MOWER TIRES	315.00 33.60	348.60
20250308	2025-08-22	SHAW BUSINESS	3042549	AUGUST 2025 LANDLINES	291.76	291.76
20250309	2025-08-22	TELPAY	2025-07-0083509	TELPAY FOR BUSINESS JULY 2025	42.50	42.50
20250310	2025-08-22	TELUS COMMUNICATIONS INC	BP AUG-SEP 2025	AUG - SEPT 2025 BLUE PAGES	79.38	79.38
20250311	2025-08-22	TELUS MOBILITY	FD AUG 2025 PW AUG-SEPT/25	FIRE CHIEF CELL PHONE & TABLET PUBLIC WORKS CELL PHONES	202.26 161.73	363.99
476	2025-08-18	RIDDLE, CATHY				
477	2025-08-18	BOLTZ, JOHN M				
478	2025-08-18	WALKER, LESLIE				
479	2025-08-18	CAMERON, PHIL				
480	2025-08-18	DARADICS, MELISSA				
481	2025-08-18	KAMIGOCHI, CAMERON				
482	2025-08-18	LOVETT, TAMARA N				
483	2025-08-18	KREUZER, MARIE				
484	2025-08-18	JOHNSON, STEVEN M				
485	2025-08-18	TEGGARTY, LISA M				
486	2025-08-18	COTE, DAVID				
487	2025-08-18	KLEINHEMPEL, KERSTIN				
488	2025-08-18	KORTMEYER, COREY J				
489	2025-09-02	RIDDLE, CATHY				
490	2025-09-02	BOLTZ, JOHN M				
491	2025-09-02	WALKER, LESLIE				



VILLAGE OF MIDWAY

Page 2 of 2

Cheque Listing For Council

2025-Sep-5
8:47:51AM

Cheque		Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
Cheque #	Date					
492	2025-09-02	CAMERON, PHIL				
493	2025-09-02	DARADICS, MELISSA				
494	2025-09-02	KAMIGOCHI, CAMERON				
495	2025-09-02	LOVETT, TAMARA N				
496	2025-09-02	KREUZER, MARIE				
497	2025-09-02	JOHNSON, STEVEN M				
498	2025-09-02	TEGGARTY, LISA M				
499	2025-09-02	COTE, DAVID				
500	2025-09-02	KLEINHMEPEL, KERSTIN				
501	2025-09-02	KORTMEYER, COREY J				
502	2025-09-04	1508120 B.C. LTD, ROUTE 3 PRINTING	INV-0121	BACKUP GENERATOR FUNDING SIG	162.40	162.40
503	2025-09-04	A.C.E. COURIER SERVICES	12431891 12432677 9747738	PW M&S - FASTENAL LIBRARY & ARENA - ANDREW SHERI SEWER PLANT - BMI CANADA	43.32 43.32 77.93	164.57
504	2025-09-04	BEST SECURITY OKANAGAN	128075	KV SAT HALL SECURITY SEPT 1 - NC	141.59	141.59
505	2025-09-04	CARO ANALYTICAL SERVICES	IC2516993 IC2517869 IC2518204 IC2518966	JULY 15 WATER TEST JULY 22 WATER TEST JULY 22 UV DISCHARGE JULY 29 WATER TEST	202.13 202.13 315.00 202.13	921.39
506	2025-09-04	CATALIS TECHNOLOGIES CANADA LTD	INV308357486	GL & AP LICENCE INCREASE	315.00	315.00
507	2025-09-04	COTE, DAVID	AUG 23/25	WORK BOOT ALLOWANCE	272.99	272.99
508	2025-09-04	COVER ARCHITECTURAL COLLABORATIVE INC	3595	COMMUNITY HALL UPGRADE THROI	4,893.24	4,893.24
509	2025-09-04	GHG ACCOUNTING SERVICES LTD	VOMP1-1040	ANNUAL SAAS 2025 SERVICE SUBS(1,601.25	1,601.25
510	2025-09-04	HIGASHI, WENDY	49	COMM CENTRE UPGRADE AUGUST	2,625.00	2,625.00
511	2025-09-04	KETTLE VALLEY ELECTRIC LTD.	3048	25% COMPLETION DRAW - GENERA'	28,672.35	28,672.35
512	2025-09-04	LIDSTONE & COMPANY BARRISTERS AND SOLICITOF	61914 61915 61916	LEGAL ADVICE - LABOUR/EMPLOYM LEGAL ADVICE - LEGAL/LAND LEGAL ADVICE - LITIGATION	67.77 1,030.40 5,143.04	6,241.21
513	2025-09-04	MIDWAY SOCIAL CENTRE SOCIETY	2025 GIA - RI	REISSUE 2025 GRANT IN AID	7,833.00	7,833.00
514	2025-09-04	NORTH MOUNTAIN CONSTRUCTION LTD	1492*8	COMMUNITY CENTRE RENOVATION	110,447.12	110,447.12
515	2025-09-04	SHKRABUIK, THOMAS RANDOLPH	AUG 2025	COMPUTER MAINTENANCE AUGUS1	2,600.00	2,600.00

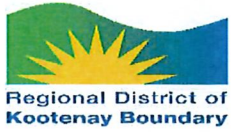
Total 226,691.12

*** End of Report ***

TOTAL TO DATE MIDWAY
TO THE END OF JULY, 2025

NUMBER OF PERMITS TO DATE:	6	✓
PERMIT FEE VALUE TO DATE:	\$7,612.00	✓
TOTAL SEARCHES TO DATE:	\$65.00	✓
PERMIT FEE VALUE TO DATE (MINUS SEARCH FEES):	\$7,547.00	✓
2025 ACTUAL BUILDING VALUE TO DATE:	\$909,000.00	✓
2024 ACTUAL BUILDING VALUE TO DATE:	\$528,000.00	✓
2024 TOTAL PERMITS TO DATE:	7	✓

	PERMIT FEE		#	UNITS	ACTUAL PERMIT VALUE	
NEW (SFD)	\$7,213.00	✓	3	3	\$870,000.00	
(MFD)						
(MH)						
ADDITIONS/ALTERATIONS	\$53.00	✓	1		\$1,500.00	
ACCESSORY BUILDINGS	\$346.00		2		\$37,500.00	
COMMERCIAL-NEW ADD'S & ALT'S						
INDUSTRIAL ADD'S & ALT'S						
INSTITUTIONAL ADD'S & ALT'S						
RENEWAL						
TOTAL:	\$7,612.00	✓	6	✓ 3	\$909,000.00	✓



VILLAGE OF MIDWAY

JULY 2025

All Permit Types

PERMIT #	PERMIT DATE	CODE	TS	FEE	CONSTRUCTION VALUE
2025-0128BW	23-Jul-25	21.0	\$13	\$53	\$1,500
2025-0218MW	24-Jul-25	1.0	\$13	\$1,063	\$120,000

Access Struct.

\$26

Total Construction Value	\$121,500
Total Permit Fee	\$1,116
Total Permits	2