

DISTRICT OF HUDSON'S HOPE
MINUTES OF THE REGULAR MEETING OF THE COUNCIL
HELD IN THE COUNCIL CHAMBERS
MONDAY, NOVEMBER 24, 2008 AT 6:00 P.M.

Present: **Council:** Mayor Harwood; Councillors Anderson, Webster, Johnson, Quibell, Kosolowsky and Johansson
Staff: C. Bonnicks, Administrator; M. Ryder, Director of Works and Protective Services and B. Mercereau, Deputy Clerk
Other: C. Stacey, C. Lewis, B. Bach, M. Brerton, B. Misewich, D. Boullion, D. Summer, P. Enderlin, D. Leatherdale, C. Leatherdale, W. Rosenberger

CALL TO ORDER

The meeting was called to order at 6:00 pm with Mayor Harwood presiding.

DELEGATION

D1 Doug Leatherdale – Subdivision Development (3220-20)

Doug and Chris Leatherdale spoke to Council about the current status of the subdivision development. The following issues were discussed:

- the failing economy makes developing a subdivision at this time risky;
- the target people to purchase property in the subdivision are retired people and young families; however, retired people are currently concerned with the state of their RRSP investments and young families are concerned with job loss, which is causing neither of these groups to want to purchase property now;
- banks are changing the loan eligibility which is making it harder for people to receive approval for loans;
- the cost analysis for stage one with 11 lots is \$500,000.00 which is a large investment at this time;
- requested for an option to purchase the land so that they will be able to advertise and find out how much interest there is from the public;
- if there is a major interest in the lots then the development can start earlier;
- the selling prices for the lots would be approximately \$65,000.00;
- will need to sell 7.4 lots for the company to break even on their investment;
- discussed the development costs associated with the development;
- discussed the issues with connecting to the water and sewer lines and advised that a cost sharing agreement with the District could be discussed at a later date; and
- the paving of the subdivision roads will be the most costly.

377/08

Moved by Councillor Johnson and Seconded by Councillor Kosolowsky;
"That Council authorize an 12 month extension with Mr. Leatherdale signing an option to purchase with a \$2500.00 non-refundable deposit to be paid to the District of Hudson's Hope."
CARRIED

D2 BC Hydro, Bruce Misewich – Introduction of the Environmental and Social Issue Manager for the Peace Region (0400-30)

Mr. Misewich introduced Dan Boullion as the new Environmental and Social Issue Manager for the Peace Region for BC Hydro.

MINUTES

M1 Council Meeting – November 10, 2008 (0550-01)

378/08

Moved by Councillor Johansson and Seconded by Councillor Johnson;

"That the minutes of the Council meeting held November 10, 2008 be adopted."

CARRIED

M2 Special Meeting – November 12, 2008 (0550-01)

379/08

Moved by Councillor Anderson and Seconded by Councillor Webster;

"That the minutes of the special meeting held November 12, 2008 be adopted, as amended."

CARRIED

BUSINESS ARISING FROM MINUTES

B1 Fibre Backbone Connecting Hudson's Hope to Fort St. John (1855-03)

Councillor Quibell advised that the consultant has been booked to conduct a feasibility study and provide cost estimates for the broadband communication connection and will be completing the work in Hudson's Hope from December 1 to 3, 2008.

CORRESPONDENCE

380/08

Moved by Councillor Johnson and Seconded by Councillor Quibell;

"That the items of correspondence numbered C1 to C5 be received."

CARRIED

C1 Ministry of Small Business and Revenue and Minister Responsible for Regulatory Reform – 2009 Assessment Freeze (0400-20)

Mayor Harwood advised that although assessments will be frozen in 2009, landowners will still be able to appeal. Council requested information on the assessment freeze be published in the Bulletin.

C2 Ministry of Children and Family Development – Adoption Awareness Month (0400-20)

Mayor Harwood proclaimed November as Adoption Awareness Month in Hudson's Hope.

C3 Pitch In BC – The Civic Pride Program (5380-01)

At this time Council has decided not to proceed with the Civic Pride Program offered by Pitch In BC.

C4 NRAHTA – Planning Session (0230-20)

381/08

Moved by Councillor Johansson and Seconded by Councillor Johnson;

"That Council authorize Councillor Webster to attend the planning session hosted by NRAHTA on December 5 and 6, 2008 in Fort St. John."

CARRIED

C5 Tembec – 12 Mile Road and Lynx Creek Old Growth Forests (6660-20)

Council requested a thank you letter be sent to Tembec for voluntarily dropping the two cut blocks in the Lynx Creek area that overlapped the old growth management areas. Council discussed the dust storms along the 12 Mile Road area and whether the removal of more trees would increase dust problems.

382/08

Moved by Councillor Johansson and Seconded by Councillor Quibell;

"That Council request a meeting with the Ministry of Forests and Tembec to discuss the concerns with the proposed cut blocks on the 12 Mile Road."

CARRIED

STAFF REPORTS

SR1 Payroll Summary Ending November 15 (1920-01)

383/08 Moved by Councillor Johnson and Seconded by Councillor Webster;
"That the municipal payroll totalling \$31,063.54 for the two-week period ending November 15, 2008 be approved."
CARRIED

SR2 Accounts Payable Summary (1630-01)

384/08 Moved by Councillor Anderson and Seconded by Councillor Webster;
"That the accounts payable report for November 19, 2008 in the amount of \$60,358.17 be approved."
CARRIED

SR3 Report of Election Results (4200-01-01)

385/08 Moved by Councillor Johnson and Seconded by Councillor Quibell;
"That Council adopt the report for the 2008 General Election."
CARRIED

SR4 Outstanding Expense Claims (1800-01)

SR5 Rezoning Application – Robert and Jessica Kelly (3360-01 xref. 3220-20)

386/08 Moved by Councillor Webster and Seconded by Councillor Johnson;
"That a Public Hearing be called for January 12, 2009."
CARRIED

387/08 Moved by Councillor Webster and Seconded by Councillor Quibell;
"That first reading be given to the Official Community Plan Amendment Bylaw No. 759, 2008."
CARRIED

388/08 Moved by Councillor Johnson and Seconded by Councillor Anderson;
"That first reading be given to the Zoning Amendment Bylaw No. 760, 2008."
CARRIED

SR6 Proposed Increase to User Fees for 2009 (3900-02)

A roundtable discussion ensued with members discussing the proposed increases to the user fees. They also discussed the issues at the garbage dump with a suggested bag limit and a monitoring system at the site to ensure only people who pay for the use of the site are allowed to enter.

389/08 Moved by Councillor Anderson and Seconded by Councillor Quibell;
"That Council give first reading to the Sanitary Sewer Regulation Bylaw No. 757, 2008."
CARRIED
OPPOSED by Councillors Johansson, Johnson and Kosolowsky.

390/08 Moved by Councillor Quibell and Seconded by Councillor Webster;
"That Council give first reading to the Garbage Bylaw No. 758, 2008."
CARRIED
OPPOSED by Councillor Kosolowsky

391/08 Moved by Councillor Anderson and Seconded by Councillor Webster;
"That Council give first reading to the Hudson's Hope Water and Sewer Connection Line Service Bylaw No. 761, 2008."

392/08 Moved by Councillor Johnson and Seconded by Councillor Johansson;
"That Council give first reading to the Water Service Regulation Bylaw No. 762, 2008."
CARRIED

SR7 Zoning Bylaw (3360-01)

Councillor Webster, pursuant to s. 100 of the *Community Charter*, stated a conflict of interest as she is one of the property owners of a small number of properties near the North municipal boundary being considered for rezoning. Councillor Webster left the room.

The Administrator recommended those particular properties be removed from the zoning bylaw at this point so that Councillor Webster may participate in the remainder of the zoning bylaw. These properties can be brought forward as an amendment once the bylaw is adopted.

393/08 Moved by Councillor Johnson and Seconded by Councillor Kosolowsky;
"That Council remove two blocks of properties being considered for rezoning along the North boundary of the municipality from the zoning bylaw and that they be brought forward as an amendment after the bylaw has been adopted."
CARRIED

Councillor Webster rejoined the meeting.

394/08 Moved by Councillor Johnson and Seconded by Councillor Anderson;
"That Council accept the draft zoning bylaw and direct staff to forward it to the Ministry of Transportation and the municipal solicitor for review."
CARRIED

SR8 Speed Watch Program (0400-30)

Council discussed researching to find out where funding could come from to pay volunteers as they must use their own vehicles and gas to help with the Speed Watch Program.

COMMITTEE REPORTS

CM1 South and North Peace Economic Development Committee Meeting (0360-01)

Councillor Johnson advised of his attendance at the South and North Peace Economic Development Committee Meeting. The following issues were discussed at the meeting:

- the local RTAC committee will expire in March, 2009;
- are doing a study to determine "pinch points" for large vehicles from the Peace Region down to Quenzel, these points would include underpasses, overpasses and bridges that that can not allow large vehicles due to weight or height restrictions; and
- an impact study is being completed on the effects of the proposed bridge that would be built if Site C is completed.

CM2 Community Futures Strategy Meeting (0360-01)

Councillor Johnson advised of the Community Futures Strategy Meeting he attended. They discussed an economic development plan that is being completed to help identify the needs for Pouce Coupe. They also discussed a new program that Community Futures is capable of doing which would have them take a job and determine the skills and skill levels that would be needed for that particular job.

NEW BUSINESS

NB1 Doctor Coverage for Hudson's Hope (0400-80)

Mayor Harwood advised that Dr. Wright is still planning to proceed with beginning medical services in Hudson's Hope on December 15, 2008.

NB2 Ministry of Transportation (0400-20)

The Administrator advised that the Ministry of Transportation would like to meet with the newly elected Council. A meeting will try to be booked for December 15, 2008.

NB3 District Christmas Party

Council was advised that the District Christmas Party will be held on December 19, 2008 at the Pearkes Centre.

NB4 Winter Olympic Torch (0540-20)

Council was advised that the 2010 Winter Olympic Torch will be travelling through Hudson's Hope on January 31, 2010.

NB5 Peace River Bank Fire Hazard (0400-30)

Mayor Harwood advised that she had spoke with BC Hydro will regards to the brush along the banks of the Peace River near the town site that could be a fire hazard and they advised that they will be looking at the issue. They must consider the bank stability, as well as the fire hazards when determining what course of action will be taken.

NB6 Bulletin Advertising (1475-01)

Councillor Webster advised of the need from the community to advertise local businesses.

395/08

Moved by Councillor Webster and Seconded by Councillor Johansson;
"That Council direct staff to draft an Bulletin Advertising Policy to be brought back to Council for adoption."

CARRIED

DIARY	Diarized	Last Review/Action
DY1 <i>Conventions/Conferences Holidays</i> <i>November 26 Meeting with BC Hydro</i> <i>December 8 Inaugural Council Meeting</i> <i>December 11 Meeting with Hudson's Hope Gas</i>		
DY2 <i>Ticketing Bylaw (3900-02)</i>	<i>Oct 2004</i>	<i>June 2007</i>
DY3 <i>Unsightly Premises Bylaw (3900-02)</i>	<i>Nov 2004</i>	<i>Jan 2008</i>
DY4 <i>Development of Atkinson Subdivision</i>	<i>Apr 2005</i>	<i>July 2007</i>
DY5 <i>Waste Reduction Assessment</i>	<i>Apr 2005</i>	
DY6 <i>Blanket rezoning of commercial properties along Beattie Drive</i>	<i>June 2006</i>	
DY7 <i>Portage Road Closure</i>	<i>Sept 2005</i>	<i>Feb 2008</i>
DY8 <i>Seniors Housing</i>	<i>Feb 2007</i>	<i>Apr 2008</i>
DY9 <i>Plan to Reduce Greenhouse Gas Emissions</i>	<i>Feb 2007</i>	

DY10	<i>BC's 150th Anniversary Celebrations</i>	<i>May 2007</i>	
DY11	<i>Trade, Investment & Labour Mobility Agreement</i>	<i>May 2007</i>	
DY12	<i>Minister of Small Business and Revenue – Single Business Licences (0400-20)</i>	<i>Aug 2007</i>	<i>Feb 2008</i>
DY13	<i>Cameron Lake Campground (6130-20)</i>	<i>Jan 2008</i>	<i>Oct 2008</i>
DY14	<i>Regional Community Foundation (0400-01)</i>	<i>Jan 2008</i>	<i>Apr 2008</i>
DY15	<i>Peace River Regional District System (0400-50)</i>	<i>Feb 2008</i>	
DY16	<i>Registration for the Northeast BC Community Coal Forum</i>	<i>May 2008</i>	
DY17	<i>Schedule meeting to discuss waste management</i>	<i>August 2008</i>	

ADJOURNMENT

396/08

Moved by Councillor Johnson and Seconded by Councillor Quibell;
"That this regular meeting of the Council be adjourned." (7:50 p.m.)

CARRIED

Certified Correct:

Clerk

Mayor