

DISTRICT OF WELLS REGULAR COUNCIL MEETING
Tuesday August 20, 2019
Council Chambers, 4243 Sanders Avenue, Wells, BC V0K 2R0

MINUTES

PRESENT: Mayor, Gabe Fourchalk; and Councillors Mandy Kilsby (arrived 6:50pm), Ksenya Dorwart,
Chris Cooley and Jordan Rohatynski

ALSO PRESENT: CAO, Donna Forseille and David Wilkins, Acting Superintendent of Public Works

PUBLIC GALLERY: 17 people

1. CALL TO ORDER AT 10:31 am
1.1 Agenda of the Regular Council meeting for Tuesday August 20, 2019

19-129 MOVED Ksenya Dorwart, Seconded Jordan Rohatynski that the agenda for the Regular Council meeting of Tuesday August 20, 2019 be approved as circulated.

Carried Unanimously

2. CLOSED MEETING
THAT, pursuant to Section 90 (1), (n), (m) and (o) of the Community Charter, the following portion of this meeting is closed to the public to discuss matters related to:
(n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2);
(m) a matter that, under another enactment, is such that the public may be excluded from the meeting; AND
(o) the consideration of whether the authority under section 91 [other persons attending closed meetings] should be exercised in relation to a council meeting (i.e. By-Election requirements).

19-130 MOVED Ksenya Dorwart, Seconded Jordan Rohatynski that Council approves moving into a joint Closed Council meeting with Barkerville Gold Mines (BGM) representative of Tuesday August 20, 2019.

Carried Unanimously

3. RECALL TO ORDER AND REPORT OUT (IF ANY)

19-131 AT 11:49am MOVED Ksenya Dorwart, Seconded Jordan Rohatynski That the Closed Council meeting of Tuesday August 20, 2019 be re-convened this evening after the 7:00pm Regular Council meeting.

Carried Unanimously

4. ADOPTION OF MINUTES

19-132 MOVED Mandy Kilsby, Seconded Jordan Rohatynski That Council approves the meeting minutes of Tuesday July 16, 2019 as circulated.

Carried Unanimously

5. CORRESPONDENCE/PRESENTATIONS TO COUNCIL

5.1 Letter to Mayor and Council from Dave Jorgenson regarding his concerns with Provincial Heritage Strategy problems.

19-133 MOVED Ksenya Dorwart, Seconded Mandy Kilsby that Council receives the letter from Dave Jorgenson regarding his request for Council's support in his concerns with the provincial Heritage Strategy problems.

Carried Unanimously

5.2 Letter to Mayor and Council from Island Mountain Arts regarding the potential closure of the Wells Community Facility (School) building.

19-134 MOVED Mandy Kilsby, Seconded Ksenya Dorwart that Council receives the presentation from Julie Fowler of Island Mountain Arts regarding the announcement of closing the Community Facility (school) building.

Carried Unanimously

6.2 REPORTS

6.1 Wells-Volunteer Fire Brigade Report and Resignation of the Fire Chief

19-135 MOVED Ksenya Dorwart, Seconded Mandy Kilsby that Council receives the report from the Fire Chief of the Wells-Volunteer Fire Brigade (WVFB) and accepts the resignation of Fire Chief, Caroline Zinz.

Carried Unanimously

6.2 Public Works update on current projects (verbal report)

Council invited Acting Superintendent of Public Works, David Wilkins to give the verbal report to Council.

Mr. Wilkins stated that the public works crew was currently re-constructing Mildred Avenue, laying geogrid down and re-gravelling. The modular pad is complete and ready for the modular unit to arrive at the Wells Community Facility's field. Services for the modular were also currently being prepped at the site. He spoke to an Electrician earlier today and conducted a site inspection together.

Public Works has been fixing all the valves around town. The Water well pumps are now running 14 hours a day instead of 21-24 hours per day. Leaks have all been repaired to date. The Well and reservoir will continue to be monitored to ensure no more leaks or issues appear.

19-136 MOVED Jordan Rohatynski, Seconded Mandy Kilsby that Council receives the verbal staff report regarding infrastructure, projects and the Community Facility building.

Carried Unanimously

6.3 LATE AGENDA ITEM- Letter from Lindsay Kay on behalf of Wells and Area Community Association (WAACA).

The CAO, Donna Forseille asked Ms. Kay if the Wells and Area Community Association (WAACA) Board was aware of her letter as Ms. Kay is no longer on the board.

Ms. Kay responded that yes, the board was aware. Dave Jorgenson stated that the board passed a resolution to allow Ms. Kay to submit the letter and speak tonight.

Mayor Fourchalk stated that he would allow this late item, but he wanted it on public record that this would be the last late Agenda item he will accept. Moving forward he will not be allowing late additions unless it is an emergency.

19-137 MOVED Ksenya Dorwart, Seconded Mandy Kilsby that Council receives the letter regarding the closure of the Wells Community Facility (school) building from Lindsay Kay.

Carried Unanimously

7. INFORMATION AND ANNOUNCEMENTS

7.1 Council Members:

Councillor Cooley thanked everyone for coming out tonight.

Councillor Dorwart thanked everyone for coming out tonight. She also thanked everyone for their support and feedback regarding the closing of the Community Facility Building, stating that Council was trying to be as transparent as possible while making hard and timely decisions.

Councillor Kilsby thanked everyone for coming out tonight, stating everyone is very attached to the school building. Thank you to all for showing your support. Also, a Thank You to Caroline Zinz for her hard work and efforts as Fire Chief.

Councillor Rohatynski thanked everyone for coming out tonight, he appreciates everyone's opinions.

Mayor Fourchalk noted that this was the fullest gallery that new Council has seen since being elected in back in October. He stated that tough decisions had to be made regarding the school building and that Council and staff were doing the best of their abilities.

He announced that the ArtsWells Festival was great- he was able to take in a few great shows.

He also just recently enjoyed meeting with the Chinese Delegates and the Harvest Moon Festival in Barkerville.

7.2 Staff:

Dave Wilkins, Acting Superintendent of Public Works stated he appreciated everyone's input tonight.

Donna Forseille, CAO thanked Dave Wilkins for stepping up as Acting Superintendent of Public Works. Stating that Dave stepped in to help the District out in a moments notice and came to Wells only to pick up the workload of several projects and now the new modular arriving. Staff are very grateful for his hard work and will be sad to see him leave in October.

7.3 PUBLIC GALLERY:

Julie Fowler stated she feels misrepresented.

Danette Bee feels there are huge pieces to the puzzle that the public doesn't know. She also is disappointed in where the modular unit for the school kids is being placed. Expressing that the view is of the field which is terrible. She hopes that the District will entertain restoring the old building.

Rodger Boychuk feels the District should use locals to conduct the work to save the old building.

Dave Jorgenson stated that his letter to the Ministry of Tourism and the way Council had no expression, no discussion nor debate regarding his letter addressing his concerns was disappointing. He is requesting support from the Community of Wells. Due to Council not having discussions he questions if he will get the requested support.

Mayor Fourchalk apologized to Mr. Jorgenson stating Council would discuss his letter in-camera after the Regular Council meeting.

Lindsay Kay expressed her frustration, stating it was disturbing to not get the answers to their many questions. She feels in-camera discussions are hard on the Community. Lindsay also stated that the School District told the PAC of the school that classes would resume as normal in the old building until the modular was ready to run. She feels that Staff are giving special treatment to the school and not to other users which is not fair.

Carrie Johnston stated she has lived in Wells for 35 years and 4 of her children attended the school for 8 years of their lives. Her children are in perfect health. She stated that contractors mitigated the asbestos years ago, so if the assessment is showing asbestos staff need to go back to the school district and demand answers. She also doesn't know of one child poisoned by lead.

Ms. Johnston expressed that she was disappointed in the Council she voted for because she feels they are allowing staff to make decisions for them. Staff should not direct Council.

She went on to state that mold mitigation was simple. She feels no former Mayors or Public Works Superintendent's were consulted. Ms. Johnston stated she wants to see the minutes of Council meetings.

This should be a Community based decision.

Hayley Archer asked if there would be a public meeting once the written reports on the assessment were received. And if so, would the experts be coming to this meeting to explain their findings.

The CAO stated that yes, written reports would be made public with Further public consultation but that no experts would be present.

Barb Ciroto stated that she was finding this very hard. She is incredibly disappointed in Council. The School District's Health and Safety Committee gave the Wells staff lists of things to repair. She feels the District neglected these repairs. She feels any air quality issues were caused by former staff not cleaning the ducts of the building.

Mayor Fourchalk stated that clearly this decision is upsetting for everyone. Council and Staff do hope to rectify some of the concerns.

Carrie Chard stated that the public feels the District has given up on the old building. Quesnel restored the Helen Dixon centre, so Wells could very well restore and save this historical building as well.

Danette Bee expressed her concern over the lack of emotion by Council.

Mayor Fourchalk responded that it saddens him that this topic is even up for discussion. More public consultation will be had.

Jillian Merrick apologized for entering late. She feels Council is getting lost and not following due process. She sees that part of their defense is to just close off, Wells is a small Community and the Community relies on them to make decisions. The assessment was to help the school, it is cheaper to renovate. As a board member for Island Mountain Arts, she stated that they cannot move everything so prematurely (by September 14, 2019). The risk of this old building is not apparent to them.

Hayley Archer stated she understands the user groups concerns. She also understands the need to ensure the health and safety of others. She feels the belongings of the user groups could be stored in their current locations/classrooms with the District implementing Contracts, liability waivers, protocols and procedures. Then once decision is made to either renovate or re-build the user groups would have more time to pack their belongings. She expressed that Change can be good.

Carrie Chard stated the building has too much history to demolish it.

Danette Bee stated that she acknowledged Council and Staff were trying to be proactive and appreciated it; However, memories are priceless.

Josh Wanner-Trotter stated the Work Safe Inspection reports from December 11, 2018 and July 17, 2019 show no "orders". They do give good guidance for the asbestos abatement. He feels the School District should have managed that. He urges the District to keep the building above zero degrees to prevent any condensation or freezing of the building.

Bill Horne stated he appreciated everyone for coming forward, he also appreciates staff and Council. This is a challenge for a small Community to close the building.

Barb Ciroto wanted to know why the meetings of the school use committee were dropped. She also knows that the former CAO had an inspector out regarding the asbestos. She requested the report from them but never received it. The mold in the kitchen was remedied when Island Mountain Arts installed the new sinks the District had stored in the shop.

The CAO stated that she could not comment on what former staff did or didn't do. She feels it's important that everyone remember that the lead and asbestos are NOT the main concerns of the

building. The fact is that complaints have come in over the course of 15-17 years regarding the roof leaking. The roof apparently didn't pass inspection 15 years ago and certainly wouldn't now. And if the roof has leaked for so many years no one knows how much mold is in the building. It is like opening a can of worms. The building is clearly showing its age which should be of no surprise. The HVAC ventilation is not up to standards, the lead paint and glues throughout the exterior and interior of the building need to be remedied. The leaky pipes, old electrical, the structure itself all need upgrades. New Windows to double paned. No walls can be opened nor plumbing done without a hazmat team. The HVAC alone will be \$750,000 to over a million. The abatement of Asbestos, lead, repair of broken sewer lines, mitigation of lead and other toxins. Removal of old stucco on the exterior. The list goes on. It will be millions to repair an old structure which is where the Community will need to make decisions. Do we continue to band aid the old structure which will never have accessibility and never be 100% up to codes, or do we embrace the change to a new building with new amenities for the Community. Further public consultation will be had at each phase of decision making. We held a public consultation within days of receiving a verbal warning that the assessment was not going well, our first concern was the school children. Staff and Council did not feel that busing the children was an option. If we were not proactive, we would receive the final written reports after school starts only to possibly have the building condemned and no time to remediate the situation to keep the kids in town. This assessment has been approved by the government since 2017 and while she does not know the thinking of former staff on waiting this long to conduct the assessment, she can say that it included phase 1 of a new Community Creative Learning Facility for Wells. Phase 1 is having engineered drawings of a proposed new Community Facility completed (which the CAO just found out by the Rural Dividend Fund that the funding for the Wells Community Facility building assessment included this phase 1 of a new centre). The assessment should have been conducted in the late winter/early spring months which would have given Staff and Council more time. Staff changes unfortunately set the District back.

Lindsay Kay responded that when she was on Council she was aware of the grant to conduct this assessment and phase 1 plans, why was she the only one who knew? She requested from the former CAO a copy of the grant application but was denied.

Councillor Dorwart stated she appreciated everyone coming out, everyone is right, and every point is valid. She wishes Council and Staff would have had more time. And while Quick decisions may need to be made, she hopes further public input can be had first. She stated that she makes her living off of Island Mountain Arts and depends on that space as well. She does care, the public's feedback and suggestions are not on deaf ears.

Hayley Archer inquired about possible modifications to the modular to allow for an boot room for the children. The CAO responded that while Council and Staff were currently talking about accessibility ramps and a deck, that a boot room addition was not in the works as this is a temporary measure.

Julie Fowler stated that the School District told her today that they had no decision in this matter. The CAO responded that at the Public Consultation it was made clear that the School District had no part in this decision. Ms. Fowler finds it hard to understand the urgency and asked if it would cost less to mitigate while staff and Council plan.

Carrie Johnston pointed out that there was nothing in the last work safe reports stating we couldn't have users in the building. If airducts haven't been cleaned, then it is way overdue and would fix the ventilation problems. It was the District's responsibility to maintain the building. The poor HVAC report could be as simple as cleaning the ducts.

Mayor Fourchalk stated that we can't look to the past, we can only move forward.

Jillian Merrick stated that it was disturbing how the back and forth was with the public and CAO. That is Council's role not the CAO's role.

She told Council not to shut the public down, just give them the evidence.

Mayor Fourchalk agrees with Ms. Merrick stating more process should have been followed.

Danette Bee stated that the rumors around town are that the District had alternative motives. Some are saying the District made this decision to close the building because they didn't want to pay the heat.

Mayor Fourchalk stated that during the in-camera to follow, all this evenings input and the correspondence would be discussed.

Julie Fowler wanted to know when Island Mountain Arts would know if they had an extension in the building.

Mayor Fourchalk replied as soon as possible.

8. RECONVENE INTO CLOSED MEETING

19-138 At 856pm **MOVED** Mandy Kilsby, Seconded Jordan Rohatynski that Council reconvenes into the In-Camera Council meeting of August 20, 2019.

Carried Unanimously

9. ADJOURNMENT

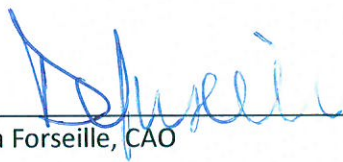
19-139 At 10:40pm **MOVED** Mandy Kilsby , Seconded Ksenya Dorwart that Council adjourns the Regular Council meeting of Tuesday August 20, 2019 and reports out the following from the In-Camera Council meeting:

"IC 19-36 MOVED Ksenya Dorwart, Seconded Chris Cooley THAT Council directs staff to report out the following:

- Public statement to be drawn up by the CAO and draft shared with Council prior to its release;
- The building will be closed and winterized until written reports are received at which time Council will re-evaluate;
- Input from the public can be accepted in written form and dropped in the drop box located at the side entrance of the office, or via email/mail; and
- Public consultation will take place after the public have also received the final written inspection reports regarding the building.

Carried Unanimously"

Carried Unanimously



Donna Forseille, CAO



Gabe Fourchalk, Mayor