



# MINUTES

## Regular Council Meeting

4:00 PM - Monday, February 7, 2022  
Fruitvale Memorial Center and Via Zoom

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The Regular Council of the Village of Fruitvale was called to order on Monday, February 7, 2022, at 4:00 p.m., in the Fruitvale Memorial Center and Via Zoom, with the following members present:

**PRESENT:** Mayor Morissette, Councillor Fitzpatrick, Councillor Kenny, Councillor Kniss, and Councillor Wenman

**EXCUSED:**

**STAFF:** Chief Administrative Officer Tuttle

**PUBLIC:** 19

### 1. CALL TO ORDER

Mayor Morissette to call the meeting to order at 4:00 pm.

### 2. LAND ACKNOWLEDGEMENT

We acknowledge and appreciate that the land on which we gather is the converging, traditional and unceded territory of the Sylix, Secwepemc, Sinixt and Ktunaxa Peoples as well as the Metis Peoples whose footsteps have also marked these lands.

### 3. ADOPTION OF AGENDA

#### **RES-1-2022**

Moved by Fitzpatrick

Seconded by Kniss

THAT the February 7, 2022 Council Meeting agenda be adopted as presented.

**CARRIED**

### 4. DELEGATIONS, PRESENTATIONS & RECOGNITIONS

#### **A. Fruitvale Farmers Market - Gina Ironmonger and Trevor Miller**

Gina Ironmonger and Trevor Miller gave a presentation to Council requesting a Farmers Market Every 2nd Friday during the harvest season in Fruitvale. A local Market committee would need to be formed to coordinate with the surrounding communities not to overlap events.

#### **B. Asset Management Database**

Andre Van den Berg from Landinfo Tech gave a presentation on the GIS program for mapping assets in the Village. He asked if Council would approve a drone flight over the Village to take images for the GIS mapping.

**RES-2-2022**

Moved by Fitzpatrick  
Seconded by Kniss

MOTION: THAT Council deals with the matter of the drone flight at the current meeting.

**CARRIED**

**RES-3-2022**

Moved by Fitzpatrick  
Seconded by Kenny

MOTION: THAT Landinfo Tech drone operator take pictures of the Village of Fruitvale for the purpose of asset management data.

AND FURTHER THAT Council directs staff to notify the residents when the flight is scheduled.

**CARRIED**

**5. ADOPTION OF MINUTES**

- A.** Minutes of the Committee of the Whole held on December 20, 2021

**RES-4-2022**

Moved by Fitzpatrick  
Seconded by Kniss

THAT the minutes of the Committee of the Whole meeting held on December 20, 2021 be adopted as presented.

**CARRIED**

- B.** Minutes of the Regular Council Meeting held on January 10, 2022

**RES-5-2022**

Moved by Fitzpatrick  
Seconded by Kniss

THAT the minutes of the regular Council meeting held January 10, 2022 be adopted as presented.

**CARRIED**

- C.** Minutes of the Special Committee of the Whole Dated January 17, 2022

**RES-6-2022**

Moved by Fitzpatrick  
Seconded by Kniss

THAT the minutes from the Special Committee of the Whole meeting held January 17, 2022 be adopted as presented.

**CARRIED**

**D.** Minutes of the Committee of the Whole meeting held on January 24, 2022

**RES-7-2022**

Moved by Fitzpatrick  
Seconded by Kenny

THAT the minutes from the Committee of the Whole meeting held on January 24, 2022 be adopted as presented.

**CARRIED**

**E.** Minutes of the Special Council held on January 24, 2022

**RES-8-2022**

Moved by Fitzpatrick  
Seconded by Kenny

THAT the minutes of the Special Council meeting held on January 24, 2022 be adopted as presented.

**CARRIED**

**6. CONSENT AGENDA**

**A.** For Information Only Correspondence

1. Trail and Greater District RCMP - 2021 Mayor's Report
2. Copy of a letter sent to Mr. T. Bachrach, MP for Skeena-Bulkley Valley from Gina McKay, Mayor, District of Stewart regarding BC Wildfires Petition - Letter of Support
3. Office of Seniors Advocate - January Newsletter emailed January 10, 2022
4. BC Achievement Foundation Newsletter emailed February 1, 2022
5. RDKB Board Highlights - dated January 26, 2022.
6. RDKB Building Permit Stats for the months of December 2021 and January 2022
7. SPCA Report for the month of December 2021 and January 2022
8. Metal Tech Alley - Newsletter for the month of January 2022
9. Trail & District Chamber of Commerce Newsletters - January 24 and February 2, 2022
10. Thank you from A. Cominotto

**RES-9-2022**

Moved by Fitzpatrick  
Seconded by Kenny

THAT the Consent Agenda For Information Only Items be received as presented.

**CARRIED**

## 7. STAFF REPORTS

- A. Beaver Valley Age Friendly Coordinator's Report - no report
- B. Beaver Valley Youth Action Network Coordinator's Report - no report
- C. CAO Report

CAO Tuttle highlighted from her report the process for the rezoning regarding Bylaw 937, 2022.



### **RES-10-2022**

Moved by Fitzpatrick  
Seconded by Kniss

RECOMMENDATION: THAT the staff report from K. Tuttle, Chief Administrative Officer, be received as presented and appended to the minutes as available.

**CARRIED**

- D. Action Item List from Council meetings

### **RES-11-2022**

Moved by Fitzpatrick  
Seconded by Wenman

THAT the Action Items List from Council meetings be received for information.

**CARRIED**

- E. Financial Statements

### **RES-12-2022**

Moved by Fitzpatrick  
Seconded by Kniss

RECOMMENDATION: THAT the Financial statements be received as presented.

**CARRIED**

## 8. COUNCIL MEMBER AND COMMITTEE REPORTS

### **Council Member Reports**

Councillor Fitzpatrick - no report  
Councillor Kenny Report - verbal report

Councillor Kenny reported May Days has been cancelled for 2022. The current board is stepping down. Waiting on funding for the Kiddie cars seatbelts and exhaust installation.

Councillor Kniss Report - no report  
Councillor Wenman Report - verbal

Councillor Wenman attended the WKB Regional Hospital meeting.

Mayor / RDKB Director Morissette Report - attached



Moved by Fitzpatrick  
Seconded by Wenman

THAT the Council report be received as presented and appended to the minutes as available.

**CARRIED**

## **Committee of the Whole Recommendations - NIL**

### **9. CORRESPONDENCE REQUIRING ACTION**

- A.** Letter from M. Daines, Manager of Facilities and Recreation, RDKB, dated January 19, 2022 requesting a review of the rental rates at the Fruitvale Memorial Centre for BV Recreation programming

Councillor Wenman; Beaver Valley Recreation should fund the janitorial for Montrose and Fruitvale Hall.

CAO Tuttle; the Beaver Valley Recreation pays for the regular operations.

#### **RES-13-2022**

Moved by Kenny  
Seconded by Fitzpatrick

THAT Council exempt all Beaver Valley Recreation activities and programs from the \$45.00 cleaning fee as listed in Section 3 of the Village of Fruitvale Facility Rental Rates Bylaw 933, 2021 AND FURTHER THAT the previous rental rate of \$10 per session be maintained.

**CARRIED**

- B.** Letter from M. Daines, Manager of Facilities and Recreation, RDKB dated January 19, 2022 requesting Council to transfer the Beaver Valley Age Friendly Program to Beaver Valley Recreation beginning March 1, 2022

#### **RES-14-2022**

Moved by Wenman  
Seconded by Kenny

THAT Council transfers the Beaver Valley Age Friendly Program to the Beaver Valley Recreation pending approval of the terms of the agreement.

**CARRIED**

- C.** Letter from A. Grieve, RDKB Area A Director dated January 18, 2022 requesting first right of refusal of 1795 Green Road should it become available for purchase

**RES-15-2022**

Moved by Fitzpatrick  
Seconded by Kniss

THAT Village of Fruitvale Council direct staff to inform the Beaver Valley Regional Parks and Regional Trails Committee of the intended use and planning of the Former Middle School Housing Development Project including parking amenities preliminarily planned for the site.

**CARRIED**

**10. UNFINISHED BUSINESS - NIL**

**11. NEW BUSINESS**

- A. Residential Solid Waste Collection - proposed changes to collection

**RES-16-2022**

Moved by Wenman  
Seconded by Fitzpatrick

THAT Village of Fruitvale Council directs staff to get the breakdown of what costs are covered in the \$3.00/bag.  
AND FURTHER THAT staff request what funding is needed for the purchase of equipment for current year.

**CARRIED**

- B. Bylaw Enforcement Officer - Collaboration with RDKB Bylaw Enforcement Services

**RES-17-2022**

Moved by Wenman  
Seconded by Kenny

THAT Village of Fruitvale Council approve by resolution a commitment to collaborate with the Regional District of Kootenay Boundary to provide Bylaw Enforcement services within the Village of Fruitvale if the initiative passes the Regional District of Kootenay Boundary Board approval.

**CARRIED**

- C. Bocce Pit Installation - Proposal from A. Grieve, Area A Director, RDKB

Councillor Fitzpatrick asked; Will a fence be installed around the Bocce Pit? Mayor Morissette responded; It was not included in the original plans, I will ask Area A Director Grieve if funding is available for a fence.

**RES-18-2022**

Moved by Fitzpatrick  
Seconded by Kniss

THAT Council approves the installation of a bocce pit located parallel to Creekside RV Park with the project being funded by the Regional District of Kootenay Boundary Area A and managed by the Village of Fruitvale.

**CARRIED**

**D.** 2022 Preliminary Budget

**RES-19-2022**

Moved by Wenman

Seconded by Fitzpatrick

THAT Council approve the 2022 Preliminary Budget as presented

AND FURTHER THAT Council authorize staff to hold the Public Presentation of the 2022 Budget via Zoom Video Conference.

AND FURTHER THAT preregistration is required to attend in person at the FMC due to COVID restrictions of 50 persons limit.

AND FURTHER THAT two sessions be held on the same day, 2:00 p.m. and 6:00 p.m. to accommodate for the COVID restrictions.

**CARRIED**

## **12. BYLAWS/POLICIES**

**A.** Solid Waste Control Bylaw 935, 2022 - Reconsideration and Adoption

**RES-20-2022**

Moved by Fitzpatrick

Seconded by Wenman

THAT the Village of Fruitvale Waste Control Bylaw 935, 2022 be reconsidered and finally adopted.

**CARRIED**

**B.** Wastewater System User Rates and Fees Bylaw 936, 2022 - Reconsideration and Adoption

**RES-21-2022**

Moved by Wenman

Seconded by Fitzpatrick

THAT the Wastewater System User Rate and Fees Bylaw 936, 2022 be reconsidered and finally adopted.

**CARRIED**

**C.** Zoning Amendment Bylaw No. 937, 2022 - First Reading

**RES-22-2022**

Moved by Fitzpatrick

Seconded by Kniss

THAT the Village of Fruitvale Zoning Bylaw No. 846, 2013 Amendment Bylaw 937, 2022 be read a first time.

**Ayes:** Morissette, Fitzpatrick, and Kniss

**Nays:** Kenny and Wenman

**CARRIED 3-2 on a recorded vote**

**D.** Official Community Plan Amendment Bylaw 938, 2022 - First Reading

**RES-23-2022**

Moved by Fitzpatrick

Seconded by Kniss

THAT the Village of Fruitvale Official Community Plan Bylaw 835, 2011 Amendment Bylaw 938, 2022 be read a first time.

**Ayes:** Morissette, Fitzpatrick, and Kniss

**Nays:** Kenny and Wenman

**CARRIED 3-2 on a recorded vote**

**13. OPEN DISCUSSION (10 MINUTE LIMIT)**

Councillor Fitzpatrick had her bumper ripped off from a pothole she hit on Kootenay South Lane.

**14. NOTICE OF MOTION**

NIL

**15. QUESTIONS FROM THE MEDIA/PUBLIC RELATED TO AGENDA ITEMS**

Attendee suggested building into the budget a protection factor for inflation. Attendee asked for clarification of the letter from Area A Director regarding the first right of refusal.

**16. IN CAMERA SESSION**

**A.** In Camera Session

**RES-24-2022**

Moved by Fitzpatrick

Seconded by Kenny

THAT, pursuant to *Community Charter* Division 3, Section 90 (1)(c) information about labour relations or other employee relations; Section 90 (1)(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality; and Section 90 (1)(j) information that is prohibited or information that if it were presented in a document would be prohibited, from disclosure under s.21 of the Freedom of Information and Protection of Privacy Act,



Council recesses the regular meeting and moves to an In Camera Session at 6:13 p.m.

**CARRIED**

## **17. ADJOURNMENT**

### **RES-25-2022**

Moved by Fitzpatrick

Seconded by Kenny

THAT the regular meeting reconvene at 6:54 p.m. and adjourn.

**CARRIED**

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Chief Administrative Officer

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Mayor



**CAO REPORT TO COUNCIL**

**SUBJECT/TITLE**

CAO Report to February 7, 2022

**RECOMMENDATION**

THAT Council receive the CAO Report for information.

**ISSUE/PURPOSE**

To provide Village of Fruitvale Council information on the operations of the Village to February 7, 2022.

**STRATEGIC PRIORITY**

Open communication and information

**BACKGROUND**

The CAO report provides information to Council regarding the up-to-date operations of the Village to ensure active communication between Staff and Council.

**ALTERNATIVES/OPTIONS**

N/A

**DISCUSSION**

1. Uncollected tax payments at the end of January 2022 amount to \$145,726 out of total collections of \$3,052,944 or 4.7% of total taxation revenue. Of the outstanding balance, \$0 are delinquent tax payments resulting from 2019 taxation and \$27,937 are arrears from 2020 taxation. The balance is the amount of 2021 taxation notices issued in 2021.
2. Former Middle School Project Master Planning.
  - a. The next steps in the project development are important to continue the momentum and launch the first phase in the development of the project. The next steps, budget and progress:

1.	Prepare application for seed funding with Canada Mortgage and Housing Corporation (CMHC)	\$4,750	January 15, 2021	Application submitted
2.	Prepare non-construction-ready application for Community Housing Fund (CHF)	4,750	January 2021	Application submitted
3.	Site plan and floor plate information required for basic CHF application	5,000	January 2021	Complete
4.	Child care needs assessment	6,000	November 2020	Complete
5.	BC New Spaces Fund submission	6,000	November 2020	Next intake application being prepared
6.	Conceptual site and building plans to prepare BC New Spaces submission	2,500	November 2020	Complete

7.	Public communication and engagement re: Master Plan	4,700	September 12, 2020	Complete
8.	RFP for the Middle School building demolition	10,000	September 2020	Researching MP options to reuse
9.	Survey Site Plan incl: topo, environment features, property lines	<u>7,000</u>	December 2020	Completed with 100% grant funding from CBT
	Total Costs for Next Steps	<u>\$50,700</u>		
10.	Plan of Subdivision Survey	15,000	January 2021	Completed. Subdivision application submitted for Council approval. Subdivision documents ready to be drafted. Retaining lawyer
11.	Discussions re: terms of long term lease w/ LCAHS	0.00	January 2021	Draft starting contract in place to begin discussions. Retaining lawyer.
12.	Discussions re: Rezoning site or portions of site	0.00	February 2021	Not required at this point
13.	Development Cost Charge Bylaw Update		March 2021	In progress
14.	Researching Housing Hub Opportunities		September 2021	In progress, next meeting scheduled Sept. 22/21
15.	Site Geotechnical Assessment	12,000	November 2021	Completed with no issues

3. Water Works

- a. Initiating Interior Health approval for replacement of UV light disinfection unit.
- b. Initiating engineering design for generators to add to wells.

4. Public Works

- a. Public Works has been inflicted with illness related leaves. Services provided over the past weeks has been reduced to critical services only including water and sewer plant daily maintenance and garbage collection.

5. Corporate Services:

- a. Finance is preparing the financial year end.
- b. The Cemetery Bylaw was submitted to Consumer Protection for review and approval. Consumer Protection has returned the Bylaw with comments on some wording which appear to be extremely good guidance to close loopholes. Staff will update the Bylaw for review by Council at the next Council Meeting.
- c. There has been a slight change in the planned process for the Fortis Substation Project land purchase. Fortis has submitted an application for rezoning which will move ahead as an amendment Bylaw prior to any talks related to the terms of sale of the Village property. The submission of the rezoning application prior to negotiating the terms of sale on the property has no affect on the sale or the rezoning. Both are independent processes that can be conducted in any order.
- d. A submission for rebranding the Village has been received by the Village. A review of the submission has prompted feedback to the consultant who will

make some changes before presentation to the Economic Development Committee and Council.

- e. The Village has received formal notice that the website platform will no longer exist come November 2022. A new website has been included as part of the Economic Development Workplan and Rebranding Project and over the next few months development of a new website will be taking place with the new Village branding concepts incorporated into the site.
- f. The position of Utility Operator has been posted internally.
- g. Training on the new modules of the financial software system is ongoing. Staff are implementing the online employee timecard system which will reduce paper transactions and ensure contactless payroll processing. Misti has assumed the bulk of the work to setup the modules and create a seamless process for implementation and her efforts are greatly appreciated.

**Current Priorities**

- 1. Financial Year End
- 2. Next steps in the software system upgrades
- 3. 2022 budget presentation
- 4. Personnel Committee Meetings to review Collective Agreement in preparation for bargaining
- 5. Pathway Master Plan

**CONCLUSION**

The CAO report contains information to Council since the last Regular Council Meeting.



**THE CORPORATION OF  
THE VILLAGE OF FRUITVALE**  
*In the "HEART OF THE BEAVER VALLEY"*

**MAYOR STEVE MORISSETTE REPORT**

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**Report to Council February 7<sup>th</sup>, 2022**

**COMMITTEES**

**Personnel:** No recent meetings.

**South Columbia Mayors and Regional District Directors Coalition:** No meeting to update.

**Highway 3 Mayors Coalition:** No current meeting to report.

**GENERAL UPDATE**

- Continue attending bi-weekly update meetings with LCAHS, City Spaces, BC Housing, and Fruitvale. Discussion of building planning and phase 1 tie in.
- I attended the Lower Columbia Community Economic Development forum hosted by Community Futures, Trail & District Chamber of Commerce, LCIC, and LCCDTS. They laid out what they each do around economic development and how they differ.
- Meetings will resume with the Renewable Energy Working Group, and the South Kootenay Active Transportation Group this month.
- Kelli, Richard, and I met with our Economic Development Consultant to go over his rough draft plan and suggested changes, adjustments he should make prior to sharing with Council then public.

**Regional District Director Report**

**BV Recreation:**

- Planning continues to move ahead on the Railway Station. The actual site has had to be moved Northeast to avoid underground services at the initial site closer to the highway.
- As noted later in this meeting BV Rec has submitted a letter requesting transfer of the Age Friendly Program effective March 1<sup>st</sup> 2022.

**East End Services:**

- WE have been going through the budget process with EES

**East End Curbside Collection:**

- We were initially hopeful of a November 1<sup>st</sup> start for the Green bin program, but this is not possible. The McElvey Creek Landfill must undergo a significant upgrade as a transfer station for the organic waste prior to starting the program, due to supply chain issues for equipment such as

Mayor Cecchini Report  
February 6<sup>th</sup>, 2017  
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grinders, scales, the green bins, etc the new target date has been moved to May 2023.

- Standard 80L bins are \$50, Bear resistant bins are \$200, current thinking is everyone will be supplied a standard bin, if a resident wants a bear proof bin they will be billed the difference of \$150.

**RDKB Board of Directors:**

- Currently spending a lot of time on budget. The RDKB manages 71 services, Fruitvale's breakdown of services we use had an initial increase of 7.1%. We have requested staff to go back through the budgets and postpone projects that are not time sensitive until next year or beyond and come back to the Board with reduced increases.
- We are also moving to discuss with the province services like Ambulance and Victim's Services that are provincial services that we spend significant funds backstopping because of inadequate funding. For example most of our Fire Department's Emergency calls are in response to BC Ambulance calls rather than fire emergencies. The Regional District also supports an additional .5 FTE beyond the one FTE provided by the Province in Victims services which continues to be barely adequate.

Respectfully submitted,  
Mayor Steve Morissette