

b) Minutes of the Regular Meeting of Council, February 9th, 2015

**#15-052 MOVED BY: CLLR CANDOW
 SECONDED BY: CLLR JAMESON**

That the Council of the Town of Hay River accepts the Minutes of the Regular Meeting of Council, February 9th, 2015 as presented.

CARRIED

6. BUSINESS ARISING FROM THE MINUTES

There was no business arising from the Minutes of the Special Meeting of Council, February 6th, 2015 or the Minutes of the Regular Meeting of Council, February 9th, 2015.

7. ADMINISTRATIVE ENQUIRIES

There was no Administrative Enquires arising from the Regular Meeting of Council, February 23rd, 2015.

8. MUNICIPAL SERVICES COMMITTEE REPORTS

Emergency Services Monthly Activity Report

RECOMMENDATION:

**#15-053 MOVED BY: CLLR CANDOW
 SECONDED BY: CLLR DOHEY**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Emergency Services Activity Report for the month of January 2015 as presented.

CARRIED

BACKGROUND:

Summary:

The Fire Department started off the year with the annual Fireworks show which kicked off the New Year right on time as per normal. We did receive a Fire Call during the setup of the Fireworks which luckily did not interfere with the timing, but did put the pressure on the members putting together the show as they were a little shorthanded.

Inspections on Day Cares and Day Homes are underway once again and the results of the inspections are very encouraging as there have been no deficiencies so far. We will be continuing these inspections over the next few months as these facilities come due for annual inspection. At present we have 12 Day Care/Homes in operation in Hay River.

January's training included NFPA 1001 Ropes Knots and Hoisting, Response and Size Up, Extreme Cold Weather: Cautions and Operations and ended off with a presentation on Fire Prevention and Public Education.

Meetings:

PWS Committee Meeting
Council Meeting
Municipal Services Meeting
Northwest Territories Fire Chiefs Association Meeting
Management Meetings
JOH&S Meeting

During the month of January 248 Volunteer hours were served by the members of the HRFD for a year to date total of 248 hours.

STATISTICS

	2013	2014	2015	2015 YTD
Patient Transfers	18	11	18	18
Medical Emergency Local	10	9	12	12
Medical Emergency Reserve	4	1	1	1
Medical Emergency Highway	0	0	0	0
Medical Emergency Out of Town Patients	0	0	1	1
Body Transfer	0	0	0	0
Fires & Rescues	3	3	0	0
False Alarms	2	5	2	2
Ambulance Training	2	1	1	1
Fire Training	2	3	4	4
Special Training	11	0	0	0
Cleanup & Maintenance	3	4	3	3
Fire Permits	0	1	2	2
Fireworks Permits	0	7	1	1
Public Safety	1	5	0	0
Inspections	12	6	7	7
Child Seat Inspections	0	0	0	0

MAINTENANCE

Ambulance 1	Weekly Checks
Medic 1	Weekly Checks
Pump 1	Weekly Checks
Pump 2	Weekly Checks
Pump 3	Weekly Checks
Tanker 1	Weekly Checks
Rescue 1	Weekly Checks
Rescue 2	Weekly Checks
Rescue 5	Weekly Checks

UNSIGHTLY LAND	1	0	0
LOTTERY LICENSE	1	0	0
TAXI LICENSE	0	0	0
SMOKING REGULATION	0	0	0
STREET CLEARING	0	0	0
GARBAGE COLLECTION	0	0	0

NWT Offences	Complaints Received	Warnings Issued	Tickets Issued
Motor Vehicle Act	0	2	2
"ATV" Act	N/A	N/A	N/A

Dog Attack Complaints Received	0
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Number of Dogs Caught	1
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Unsightly Properties:

There are currently five (5) properties under investigation.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Bylaws as applicable

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:



Dave Ryan
Bylaw Officer

Date: February 2, 2015

Reviewed by:



Ross Potter
Director Protective Services/Fire Chief

Date: February 12, 2015

c) January Recreation & Community Services Activity Report

RECOMMENDATION:

#15-055

**MOVED BY: CLLR COAKWELL
SECONDED BY: DEPUTY MAYOR JUNGKIND**

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the report entitled
"Recreation Monthly Activity Report" for January 2015 as presented.**

CARRIED

BACKGROUND:

RECREATION PROGRAMMER REPORT

January 1-31, 2015: Month-End Activity Report

Department Statistics:

Recreation Centre Rentals

- Arena Surface: Old Timers Hockey Tournament, Holiday Ice Schedule (Dec 22-Jan 4), Speed Skate Camp, Figure Skate Camp
Smaller Rentals = 13hr
- Pool: Regular Scheduled Pool Hours, Holiday Pool Schedule (Jan 4-Jan 31)
- Curling Surface: Regular Scheduled Usage
- Community Hall: DJ PAC Bingo
Smaller Rentals = 0hr
Smaller rentals = 2hr
- NHC Full facility booking

Programs

- Nature Club: avg. 10 participants, Thursday once a month
- PHAB Girls program: avg. 18 participants, Wednesdays
- Bootcamp: 18 participants, Tues & Thurs
- Zumba: avg. 10 participants, Tues & Thurs
- Total Aqua: avg. 6 participants, Tuesdays
- Senior Fitness: avg. 8 participants, Mon & Fri
- Senior Mitten Making: 6 participants, Wednesdays
- Private Lessons: 3 in December
- Aqua Fit: avg. 15 participants, 2 classes/week
- Aqua Therapy: avg. 10 participants, 2 class/week
- Total Aqua : avg. 7 participants, 1 class/week
- Morning Swim Club: has been amended to twice a week
- Bronze Cross: 7 Participants
- High Five PHCD & Fundamental Movement Training

Grants/Funding:

- CN Grant \$25,000 final selection stage
- Canada Summer Jobs: Summer Student Program (applied \$36,000)

Events:

- Aquafit Luau (Jan 15):
- Snowshoe Scavenger Hunt (Jan 24):
- AWG Bid Tour (January 29)

Personnel Updates:

- Departures: Angeline Magtibay
- Vacancies:
- New Hires: 0

Variance Report and Monthly Tracking:

To be provide in March

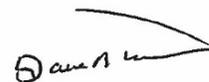
Prepared by:



Ian Frankton
Director of Recreation & Community Services

Date: February 12th, 2015

Reviewed by:



David Steele
Senior Administration Officer

Date: February 12th, 2015

d) NFTI Lease

RECOMMENDATION:

#15-056

**MOVED BY: CLLR DOHEY
SECONDED BY: CLLR COAKWELL**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER agrees to enter into an initial five(5) year lease with the Northern Farm Training Institute, with the option for a second five(5) year term, in respect to Lot 1163 Plan 4386, otherwise known as the Northern Pork Site. The initial lease period will commence April 1, 2014, with an annual lease amount of \$60,000 with an abatement of \$30,000 per year for both the initial first five (5) and second five (5) optional year terms.

DEFERRED

BACKGROUND:

In support of their various farm training and development initiatives the Town of Hay River has partnered with the Northern Farm Training Institute (NFTI) to permit them to use the property referred to as the Northern Park Site (Lot 1163, Plan 4386). This parcel of land approximates 260 acres and is comprised of approximately 100 acres of prime farm land at river level, and 160 acres of marginal farm land at the upper level. In this instance, the level of quality refers to the nature of the soil.

To provide stability to this initiative, in terms of both continuity and protection over the associated assets, both the Town of Hay River and NFTI agree that a formalized lease for this particular property is the preferred route, rather than an MOU.

The proposed initial term of this lease would be five years, commencing April 1, 2014, with a renewal clause for up to a further five years commencing April 1, 2019. The lease rate for the second five years would be based upon the assessed value of the land at the start of the renewed lease period.

The valuation of the lease and associated financial implications for the Town takes into the following considerations:

1. Through a \$2,000,000 funding agreement with CanNor, the Town is required to provide a minimum of \$300,000 of in kind contribution to the NFTI project.
2. This in kind contribution of \$300,000 can be achieved by foregoing \$30,000 per year of the lease value, i.e. $\$30,000 \times 10 \text{ years} = \$300,000$, over the term of the lease including the five (5) year renewal option period.
3. It is acknowledged that over the initial five year term of the lease that between the start and end, there should be significant improvements to the parcel of land, and the value of the land will appreciate accordingly. The value of the lease therefore recognizes that in the early years the annual lease value may be somewhat overstated, but this will be offset by an understatement in the latter part of the first five year term.
4. Determination of the value of the value for the first five year period has its challenges, as there is no parcel of land owned by the Town of this size and/or character, nor have there been sufficient sales of farm land in recent years to provide the basis for an assessed value for this particular parcel. Therefore whatever set of numbers are used as a base they will need to be adjusted by some factor, a factor which in any case or through any approach is highly subjective.
5. GNWT was asked to help provide a valuation for the lease. Their approach applied a land value of \$0.50 per square metre and added a component attributable to the road accessibility feature. They then reduced that calculated value by 50% to reflect the "rawness" of the land, to yield \$327,000. It is pointed out that their valuation is based upon 2007 market conditions, and no differentiation was made between the differentiating qualities of the land/soil between the two portions of the land for farming purposes.
6. Town Administration did their own calculation, and determined that the value of the land, with due consideration to the differing soil conditions, and that yielded an approximate current valuation of \$600,000 for the land. This initial valuation was previously mentioned to NFTI, and they were supportive of this valuation to form the basis for the initial lease.
7. Consistent with the current Land Administration By-Law No2178, the suggested annual gross lease rate would be \$60,000 per year, based upon 10% of an assessed value of \$600,000. Note that the 10% rate differs from the 5% rate applied to agriculture land held by the Commissioner. The Town's bylaw currently makes no differentiation between agricultural and any other land in terms of percentage.
8. It is further acknowledged that as part of its initial two year project NIFTI is undertaking considerable remediation work of the site, dealing with abandoned structures and vehicles on the site that have been there for years. The approximate value of this remediation work is \$180,000.

After consideration of the lease abatement, this initiative would yield the Town a minimum of \$300,000 over a 10 year lease period. It is expected that the lease value for the second five

(5) years would be somewhat greater than \$60,000 per year due to appreciation, before abatement.

In addition to the lease, NFTI would be responsible for paying property taxes on this property for the duration of the lease, reflective of the combined value of the land and its improvements, presumably increasing year over year. An assessed value of \$600,000 would yield \$8,436 of property tax for the Town per year, based upon 2014 and 2015 approved mill rates.

This approach will ensure that the Town fulfills its obligations under agreement with CanNor, provides NFTI with access to the required land at a fair price during both its formative and early operational phases, and provides the Town with incremental revenue through both lease and property taxes. It is also anticipated that the NIFTI initiative will provide a significant contribution to the Hay River economy, and the community's socio-economic sustainability.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

As described within 'Background'

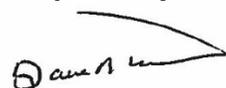
ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:



David Steele
Senior Administrative Officer
Date: February 16, 2015

9. NOTICES OF MOTIONS

There were no Notices of Motions for the Regular Meeting of Council, February 23rd, 2015.

10. NEW BUSINESS

a) Excused Absence

RECOMMENDATION:

**#15-057 MOVED BY: DEPUTY MAYOR JUNGKIND
 SECONDED BY: CLLR DOHEY**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER excuses Councillor Candow from the Public Works Committee Meeting, Monday, March 9th, Regular Meeting of Council, Monday, March 16th, Municipal Services Committee Meeting, Monday, March 23rd, Regular Meeting of Council, Monday, March 30th, Public Works Committee Meeting, Monday, April 7th and the Regular Meeting of Council, Monday, April 13th and Councillor Jameson from the Public Works Committee Meeting, Monday, March 9th and the Regular Meeting of Council, Monday, March 16th.

CARRIED

BACKGROUND:

Councillor Candow has requested to be excused from the Committee and Council Meetings for the Month of March, the Public Works Committee, April 7th & Regular Meeting of Council, April 13th and Councillor Jameson from the Public Works Committee Meeting, Monday, March 9th and Regular Meeting of Council, Monday, March 16th.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:



