

The Regular Meeting of Council was held on Monday, July 27th, 2015 at 7:00 pm in the Council Chambers.

Present: Mayor Cassidy, Deputy Mayor Jungkind, Councillors McKay, Candow, Mapes, Dohey, Jameson, Maher, and Coakwell

Staff: David Steele – Senior Administration Officer, Stacey Barnes – Executive Assistant/Recording Secretary, Ross Potter – Director of Protective Service & Ian Frankton – Director of Recreation & Community Services.

Public: Joletta Larocque, Ron Schaub, Terry Piwowar

1. CALL TO ORDER:

This Meeting was called to order at 7:00 pm with Mayor Cassidy presiding.

2. ADOPTION OF AGENDA

**#15-189 MOVED BY: CLLR CANDOW
 SECONDED BY: DEPUTY MAYOR JUNGKIND**

Amend to add agenda item #11g – Sale of Land

CARRIED

3. DECLARATION OF INTEREST

Deputy Mayor Jungkind and Councillor Coakwell declared an interest in 11h as it involves their employer, and Mayor Cassidy declared an interest in 10a as his wife is on the board of directors.

4. ANNOUNCEMENTS, AWARDS, CEREMONIES & PRESENTATIONS

There are no announcements, awards, ceremonies or presentations for the Regular Meeting of Council, Monday, July 27th, 2015.

5. MINUTES

a) Minutes of the Regular Meeting of Council, June 29th, 2015

**#15-190 MOVED BY: CLLR CANDOW
 SECONDED BY: CLLR DOHEY**

That the Council of the Town of Hay River accepts the Minutes of the Regular Meeting of Council, June 25th, 2015 as presented.

CARRIED

6. **BUSINESS ARISING FROM THE MINUTES**

There was no business arising from the Minutes of the June 29th, 2015 Regular Meeting of Council.

7. **DELEGATION**

- NWT Housing Corporation – Joletta Larocque and Terry Piwowar

8. **ADMINISTRATIVE ENQUIRIES**

Director, Ross Potter – Update on Training, Over the last 18 months 9 firefighters have been taking the 1001 course, so far 7 of 9 have passed written with 6 of 9 having done the practical. The last 3 will take on a later date. Once completed we will have 9 professional firefighters.

9. **COMMITTEE REPORTS**

a) Emergency Services Monthly Report

RECOMMENDATION:

#15-191

MOVED BY: CLLR M^CKAY

SECONDED BY: CLLR JAMESON

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

CARRIED

BACKGROUND:

Summary:

June turned out to be another busy month for the Fire Department members. At the start of the month we spent quite a few hours assisting with Hay River's annual Track and Field at DJSS. Efforts there involved watering the grass and the track and continued with 3 days of Medical Support for the participants. Thankfully the Med Tent saw no serious injuries but they did see quite a few scrapes, cuts and strains during the meet.

The Fire Chief attended the annual NWT Fire Chief's Association meetings and provided training for other Fire Chiefs that attended this year's function.

The Fire Chief has been working with the RCMP again this year providing training for their Inland Water Training program. Topics covered by the Chief in regard to this training included Vessel Maintenance, Marine Firefighting, GPS navigation, and Radio Communications Certification. This work with the RCMP helps build strong relationships between the two organizations.

4 of our members have completed their EMR Training bringing the total of trained medical personnel to 23 out of 31 members to EMR level or higher (1 EMT A and 2 PCP). Note: all members have a minimum of Standard First Aid with AED and CPR-C.

June was the start of a Wildfire situation where homes in the Corridor area were threatened by Fire. Members of the department did a door to door advisory in regard to a possible evacuation. The next day a voluntary evacuation was called. The HRFD and EMO Committee are working closely with ENR and will continue to do so until the fire situation has been contained.

Meetings:

- PWS Committee Meeting
- Council Meeting
- Municipal Services Meeting
- Northwest Territories Fire Chiefs Association Meeting
- EMO Meeting
- Fire Meetings

During the month of June 405 Volunteer hours were served by the members of the HRFD for a year to date total of 2479 hours.

STATISTICS

	2013	2014	2015	2015 YTD
Patient Transfers	7	14	16	83
Medical Emergency Local	10	9	13	61
Medical Emergency Reserve	0	1	0	5
Medical Emergency Highway	0	1	0	2
Medical Emergency Out of Town Patients	1	4	2	4
Body Transfer	1	1	2	3
Fires & Rescues	6	4	4	12
False Alarms	3	6	3	12
Training	4	4	4	21
Special Training	0	1	6	17
Cleanup & Maintenance	4	3	4	16
Fire Permits	1	0	0	6
Fireworks Permits	0	0	0	1
Public Safety	6	4	0	11
Inspections	8	8	6	19
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

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Fire Prevention Bylaw

FINANCIAL IMPLICATIONS:

N/A

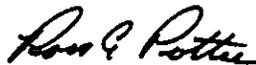
ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

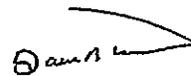
Prepared by:



Ross Potter
Director Protective Services/Fire Chief

Date: July 20, 2015

Reviewed by:



David Steele
Senior Administrative Officer

Date: July 20, 2015

b) Municipal Enforcement Monthly Report

RECOMMENDATION:

#15-192

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

**THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Municipal
Enforcement Report for June 2015 as presented.**

CARRIED

BACKGROUND:

All has been very quiet as far as Bylaw Enforcement is concerned. Since the beginning of February we have received 2 Animal Control Complaints, 2 Business Licence Complaints and 1 Lottery License Complaint. There were 2 dog attacks reported by Health and Social Services one where a family dog bit a child and one where a dog bit someone when he was being corralled in a yard, both non serious events.

As far as unsightly properties are concerned 1 of the problem properties has been brought up to a standard where it is no longer a problem and we are looking into others to see how they are making out with cleanups.

We have had no complaints in regard to the enforcement of bylaws during this time.

By-law Name	Complaints Received	Warnings Issued	Tickets Issued
TRAFFIC	0	0	0
ANIMAL CONTROL	0	0	0
NOISE CONTROL	0	0	0
BUSINESS LICENSE	0	0	0
UNSIGHTLY LAND	0	0	0
LOTTERY LICENSE	0	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	0	0
"ATV" Act	N/A	N/A	N/A

Dog Attack Complaints Received	0
Number of Dogs Caught	0

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

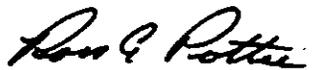
ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

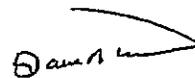
Prepared by:



Ross Potter
Director Protective Services/Fire Chief

Date: July 20, 2015

Reviewed by:



David Steele
Senior Administrative Officer

Date: July 20, 2015

c. DSRC Schematic Design

RECOMMENDATION:

#15-193

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

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the Multi-Use Building Committee's recommendation for Schematic Design for the Don Stewart Recreation Centre (DSRC)

CARRIED

BACKGROUND:

The Building Committee was reinitiated on July 7, 2015 to work with Stantec and the Hay River Builders Coalition to develop a schematic design that could look at potential cost saving opportunities for the community. There has been two meetings and a site visit in the last two weeks to ensure that all parties have had input as we move forward in the most economical way.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

- Schematic Design July 15, 2015
- Artist Rendering's July 15, 2015
- DSRC Building Committee Meeting July 7, 2015
- DSRC Building Committee Meeting July 14, 2015

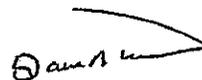
Prepared by:



Ian Frankton
Director of Recreation
& Community Services

Date: July 15th, 2015

Reviewed by:



David Steele
Senior Administration Officer

Date: July 15th, 2015

10. NEW BUSINESS

- a) Northern Farm Training Institute

RECOMMENDATION:

#15-194

**MOVED BY: CLLR CANDOW
SECONDED BY: CLLR DOHEY**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER

- Accepts the Northern Farm Training Institute's "Annual Report to the Town of Hay River on Activities and Expenditures April 1, 2014 – March 31, 2015";**
- Authorizes the Deputy Mayor to enter into year two of two year Contribution Agreement with CanNor for the year April 1, 2015 through March 31, 2016, in the amount of \$1,000,000; and**
- Authorizes Administration to provide advances to NFTI against this Contribution Agreement funding throughout the term of the agreement based upon periodic reports and updated cash flow requirements received from NFTI.**

CARRIED

BACKGROUND:

The Town of Hay River has entered into an agreement with CanNor and a partnership with the Northern Farm Training Institute (NFTI) in their collective interests to explore and develop

farming/agriculture related visions, initiatives, systems and infrastructure for the betterment of the Town, NWT, and northern parts of the world. With the support of the different levels of government, NFTI is taking the lead on this initiative. Given their role, they are directly incurring costs on behalf of these Governments, and as such there is a need to provide reports and plans to both comply with the funding agreement(s) and ensure that the assigned funds are managed in accordance and consistent with an appropriate accountability and reporting framework. This report and associated request are in accordance/consistent with those expectations and requirements.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

A two-year funding arrangement/partnership between CanNor and Town of Hay River , in the amount of \$2,000,000 through March 31, 2016.

FINANCIAL IMPLICATIONS:

As per agreement with CanNor.

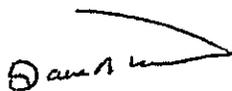
ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

- NFTI's annual report for 2014-2015 fiscal year.
- Request for an initial Funding Draw against CanNor Funds – July 10, 2015

Prepared by:



David Steele
Senior Administrative Officer
July 23rd, 2015

Let it be noted that Councillor Mapes was opposed.

b) DSRC Energy Audit

RECOMMENDATION:

#15-195

**MOVED BY: CLLR COAKWELL
SECONDED BY: CLLR MAHER**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER approves the expenditure of up to \$20,000.00 to Enersys to perform an energy audit for the DSRC

CARRIED

BACKGROUND:

Stantec had indicated this as a possible optional service in our original proposal. Enersys Analytics has informed the team over the last two weeks that Ice Arenas and swimming pools are the two most difficult occupancies to model. Add in the fact that we have renovated and existing systems to calculate, and we will have 'a perfect storm' of complexity.

The Energy Model will be critical to:

- Determine the best level of insulation for the walls and roofs of the ice surface and non-ice surface spaces of the building; this will likely result in a significant cost saving over the assumptions typically made for northern arenas
- Inform the decision to use the boiler plant for the pool as back up for the pellet boiler system of the renovation, and vice-versa.
- Accurately establishing the long term operational cost of the facility, which will feed directly into the financial analysis.

Both Stantec and the Hay River building Coalition believe this would be the greatest way to identify possible cost savings moving forward.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

As an eligible expenditure under the Community Public Infrastructure Fund.

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:

Reviewed by:



Ian Frankton
Director of Recreation

& Community Services

Date: July 23rd, 2015

c) MACA Accountability Framework

RECOMMENDATION:

#15-196 **MOVED BY: CLLR DOHEY**
 SECONDED BY: CLLR JAMESON

THE COUNCIL OF THE TOWN OF HAY RIVER approves the Accountability Framework checklist for submission to the Government of the Northwest Territories, Department of Municipal and Community Affairs.

CARRIED

BACKGROUND:

The NWT Community Government Accountability Framework defines a way to document and report on the provision of municipal governance, programs and services. As well, the Accountability Framework provides all community governments with an important tool to use to monitor the performance of their organizations. Finally, the Accountability Framework provides MACA with a mechanism to monitor the performance of individual communities and to report on the overall performance of community governments in the delivery of municipal programs and services across the NWT.

The Accountability Framework has been designed to reflect the core areas of municipal responsibility that are described in legislation and through agreements. These core responsibilities are:

- Good governance;
- Comprehensive planning;
- Sound financial management and administration; and
- Safe, healthy and vibrant communities.

For each of the core areas of responsibility, The Accountability Framework lists several key indicators which will be used to assess the community government and designated authority performance.

The Accountability Framework requires acceptance of community government through a motion of council.

Various associated documents and processes have been initiated by Administration to facilitate the timely completion of these sales and the subsequent development of the respective properties. The purchasers are required to develop the properties with specified time frames, as provided for within By-law No. 2178A.

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:



Andrew Cassidy
Mayor

Date: July 23rd, 2015

d) Sub Division of 60 Paradise Road

RECOMMENDATION:

#15-197

**MOVED BY: CLLR JAMESON
SECONDED BY: CLLR M^CKAY**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER accepts the report entitled SUB DIVISION AND REZONE OF 60 Paradise Road, Lot 545, Group 814, Plan 185, Certificate of Title 72506, Hay River

CARRIED

BACKGROUND:

During the October 6th Public Works Committee Meeting CLLR CONDOW AND CLLR JAMESON made a motion to advising administration to bring a Bylaw forward to rezone the 3.0 acre portion of Lot 545, Group 814, Plan 185 form MG – Market Garden to RC – Country Residential:

Subject to the following conditions:

- a) That all requirements of the Zoning and Building Bylaw are met.
- b) That the Landowners will be responsible for all costs related to the sub-division and registration.
- c) That the Landowners will be responsible for all costs related to the Rezoning of the Land.

Due to some issues in proper process not being followed in this instance the Bylaw has never been brought forward to council. The Bylaw will be brought to council for first reading during

tonight's meeting. Administration will be working diligently in getting the advertising of public meeting, the public meeting and subsequent approvals done as expeditiously as possible.

COUNCIL POLICY / STRATEGY OR GOAL:

Land Sales Incentive Policy

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

General Plan Bylaw No. 1811.

FINANCIAL IMPLICATIONS:

Immediate revenue to Town through net proceeds of sale and future property tax revenue.

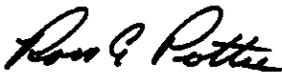
ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

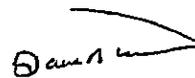
Prepared by:



Ross Potter
Acting Development Officer

Date: July 27, 2015

Reviewed by:



David Steel
Senior Administrative Officer

Date: July 27, 2015

e) Overhead Electrical Service to Vacant Lots

RECOMMENDATION:

#15-198

**MOVED BY: CLLR M^CKAY
SECONDED BY: DEPUTY MAYOR JUNGKIND**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER authorizes Administration to contract Northern Utilities Limited, and other associated contractors and professionals as required, to install power poles, conductor and associated hardware to provide overhead electrical service to various Town owned vacant lots to facilitate their sale and development. Costs are estimated at \$90,000 with those to be initially charged to the Land Development Fund and eventually be included in cost of the respective lots.

CARRIED

BACKGROUND:

Of the lots recently put up for sale by the Town of Hay River, the grouping of five(5) residential lots in West Channel and five(5) industrial lots on Dean Drive, nine(9) of those ten(10) lots do not yet have electric service in their immediate proximity. Similarly, there are five(5) additional lots on Vale Island anticipated for sale in the near future that also do not have the required level of electrical service. Conventionally when the Town places lots on the market, it ensures electric service is provided as part of the associated infrastructure, and is reflected in the selling price.

Northland Utilities Limited (NUL) was contacted to obtain an estimate to provide and install the required power poles, conductor and hardware, with their estimates as follows:

West Channel – Residential	\$21,113
Dean Drive - Industrial	35,355
Vale Island – Residential	<u>23,468</u>
Total of estimates from NUL	<u>\$79,936</u>

A further, \$10,000 is estimated to provide for any required brush clearing, staking final grade in area of pole installation, and surveying; yielding a total cost of approximately \$90,000.

COUNCIL POLICY / STRATEGY OR GOAL:

To facilitate the sale and development of residential and industrial lots, in support of residential and business demand, and to increase revenue sources to Town.

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

Potential net increase in revenue to Town, with development costs recovered through sale of respective lots.

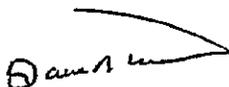
ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:



David Steele
Senior Administrative Officer
July 27, 2015

11. BYLAWS

a) ByLaw No. 1811 "M" – Sub Division of 60 Paradise Road – First Reading

#15-199 **MOVED BY: CLLR JAMESON**
SECONDED BY: DEPUTY MAYOR JUNGKIND

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give First Reading to ByLaw No. 1811" M" – Sub Division of 60 Paradise Road

CARRIED

b) ByLaw No. 2339/LND/15 – First & Second Reading

#15-200 **MOVED BY: CLLR CANDOW**
SECONDED BY: CLLR DOHEY

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give First Reading to ByLaw No. 2339/LND/15

CARRIED

#15-201 **MOVED BY: CLLR CANDOW**
SECONDED BY: CLLR DOHEY

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give Second Reading to ByLaw No. 2339/LND/15

CARRIED

c) ByLaw No. 2340/LND/15 – First & Second Reading

#15-202 **MOVED BY: CLLR CANDOW**
SECONDED BY: DEPUTY MAYOR JUNGKIND

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give First Reading to ByLaw No. 2340/LND/15

CARRIED

#15-203 **MOVED BY: DEPUTY MAYOR JUNGKIND**
SECONDED BY: CLLR CANDOW

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give Second Reading to ByLaw No. 2340/LND/15

CARRIED

d) ByLaw No. 2341/LND/15 – First & Second Reading

#15-204 **MOVED BY: DEPUTY MAYOR JUNGKIND**
SECONDED BY: CLLR JAMESON

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give First Reading to ByLaw No. 2341/LND/15

CARRIED

#15-205 **MOVED BY: DEPUTY MAYOR JUNGKIND**
SECONDED BY: CLLR JAMESON

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give Second Reading to ByLaw No. 2341/LND/15

CARRIED

e) ByLaw No. 2342/LND/15 – First & Second Reading

#15-206 **MOVED BY: DEPUTY MAYOR JUNGKIND**
SECONDED BY: CLLR CANDOW

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give First Reading to ByLaw No. 2342/LND/15

CARRIED

#15-207 **MOVED BY: DEPUTY MAYOR JUNGKIND**
SECONDED BY: CLLR DOHEY

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give Second Reading to ByLaw No. 2342/LND/15

CARRIED

f) ByLaw No. 2343/LND/15 – First & Second Reading

#15-208

MOVED BY: CLLR DOHEY

SECONDED BY: DEPUTY MAYOR JUNGKIND

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give First Reading to ByLaw No. 2343/LND/15

CARRIED

#15-209

MOVED BY: DEPUTY MAYOR JUNGKIND

SECONDED BY: CLLR DOHEY

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give Second Reading to ByLaw No. 2343/LND/15

CARRIED

g) ByLaw No. 2344/LND/15 – First & Second Reading

#15-210

MOVED BY: DEPUTY MAYOR JUNGKIND

SECONDED BY: CLLR DOHEY

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give First Reading to ByLaw No. 2344/LND/15

CARRIED

#15-211

MOVED BY: DEPUTY MAYOR JUNGKIND

SECONDED BY: CLLR CANDOW

THAT THE COUNCIL OF THE TOWN OF HAY RIVER give Second Reading to ByLaw No. 2344/LND/15

CARRIED

h) ByLaw No. 2338/LND/15 – Third and Final Reading

#15-212

MOVED BY: CLLR DOHEY

SECONDED BY: CLLR MAHER

- Phase II funding & scope of work are to be determined through exploring local improvement options and pending approval the effected residence.

CARRIED

Let it be noted that Councillor M^cKay was opposed.

16. ADJOURNMENT

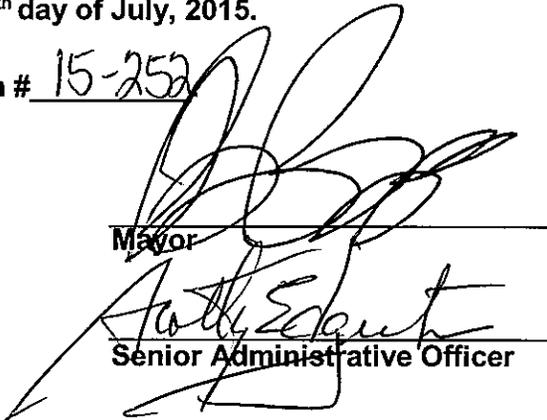
#15-217 MOVED BY: CLLR CANDOW

That the Regular Meeting of Council be adjourned at 9:02pm.

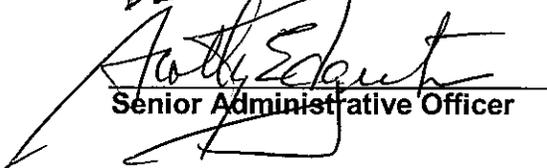
CARRIED

Certified Correct as Recorded on the 27th day of July, 2015.

These minutes were accepted by motion # 15-252



Mayor



Senior Administrative Officer