



SPECIAL MEETING MINUTES September 17th, 2018

The Special Meeting of Council was held on Monday, September 17th, 2018 at 7:05pm in the Council Chambers.

Present: Mayor Mapes, Deputy Mayor Jungkind, Councilors McKay, Anderson, Dohey & Jameson

Staff: SAO - Judy Goucher, ASAO – Glenn Smith, Director of Public Works – Earle Dumas, Director of Finance and Administration – Ruth Boden, Director of Protective Services – Ross Potter & Council Administrator – Stacey Barnes

This Meeting was called to order at 7:05pm with Mayor Mapes presiding.

2. ADOPTION OF AGENDA

#18-329

MOVED BY: CLLR DOHEY

SECONDED BY: CLLR ANDERSON

CARRIED

**Let it be noted, Mayor Mapes asked Councillor Anderson to chair the meeting for item #4b

3. DECLARATION OF INTEREST

Cllr Jameson declared an interest in item #5 as it involves her company

4. NEW BUSINESS

a) Hay River Poultry Farms Development Application #18-067

RECOMMENDATION:

#18-330

MOVED BY: DEPUTY MAYOR JUNGKIND

SECONDED BY: CLLR ANDERSON

THAT THE COUNCIL OF THE TOWN OF HAY RIVER Review and Approve at their discretion Development Permit Application No. D18-067, To build a new 48'X400' barn and 8500 sq.ft. grading station. Tying all three buildings together to modernize and build one seamless farm complex at Lots 584 and 593, Group 814, Plan 437 subject to the following conditions:

- That all Requirements of the Zoning and Building Bylaws 1812 are met.
- As well the applicant undertakes to conform to all relevant Municipal, Territorial and Federal policies and regulations.

CARRIED

BACKGROUND:

The Town has received an application from Hay River Poultry Farms Ltd/Choice North Farms to add a new barn, add a new grading station and keep the existing building as shop/storage/maintenance



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to upgrade and modernize the existing Commercial Scale Poultry Operation at 52 Wildrose Drive, Lots 584, 593, Block 814, Plan 437.

The Zone is MG Market Gardening,
Permitted Uses

j) A commercial scale poultry operation on Lots 593 and 584, Group 814 Delancey Estates

The current operation occupies a site of approximately 17.8 acres on the two lots, the current facility covers about 4 per cent of the property. The proposed development would cover about 8 per cent. For context, maximum site coverage for residential is 40 per cent and industrial is 60 percent.

The Town's Planner has reviewed this application and had no significant issues. A copy of his report is attached for reference.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Environmental Health Officer
Planning Act R.S.N.W.T. 1988, c.P-7
Zoning & Building Bylaw No. 1812

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

Application for Development #D18-067
Proposal letter and maps from Hay River Poultry Farms Ltd.
Planning Report 18-01 from David Klippenstein

Prepared by:

Randy Froese
Development Officer
Date: September 13, 2018

Reviewed by:

Judy Goucher
Senior Administrative Officer
Date: September 13, 2018



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b) Sale of Old Town Fire Hall

RECOMMENDATION:

#18-331

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

THAT THE COUNCIL OF THE TOWN OF HAY RIVER directs Administration to sell the Vale Island Firehall if a buyer can be found for appraised value or higher and return to Council with a detailed plan for storage space for Emergency Services assets that cannot be accommodated within the new fire hall.

CARRIED

BACKGROUND:

History

When the Emergency Services Building was designed and built it was identified that the building with only 5 bays wide by 2 deep would leave a deficit in storage and space to park units and ancillary equipment. At that time, it was decided by Council that the Fire Hall on Vale Island would work for storing extra supplies and equipment.

At present the Mass Casualty Trailer, 2 Skidoos with toboggan, cots and blankets for EMO, extra bunker gear, boots, dragging equipment and several other items are stored in the Vale Island fire hall.

Other than storage, the fire hall on Vale Island is surplus to the Town's needs and would normally be identified for disposal.

Decisions Required

Due to a need to store items that are required for the Protective Services Department to be able to function properly, a decision needs to be made as to the best storage solution. As part of the decision, we need to ascertain if heated storage is required or if cold storage will be sufficient to meet the needs of the department.

Current Status

The Protective Services Department presently uses the ex-Fire Hall on Vale Island to house many different items. There are 150 cots and blankets for our Emergency Measures Organization, a Mass Casualty Trailer which houses first aid supplies, backboards, blankets, signage which is required for a response to a mass casualty incident, two snowmobiles, spare personal protective wear, some building supplies that will be used at the burn tower over time and many other odds and ends.

There is no space within the Emergency Services Building to house goods that are presently stored in this facility. Budget constraints when building the ESB did not allow the Town to build it with the sixth bay as was originally recommended. At the time, the Vale Island firehall was available for storage.



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The current storage area is heated which not only provides shelter for the mass casualty trailer and contents but keeps all this equipment warm which is what is required in the event of a large transportation incident in the area particularly during winter months where hypothermia would be a huge consideration.

There are storage lockers that protect goods that are stored in them from sunlight. Bunker Gear should be protected from sunlight when it is being stored, or it can deteriorate over time.

The Doors on the building need painting, other than that the building is in fair condition.

Options

Option 1 - Continue to use the ex-Fire Hall on Vale Island to store equipment belonging to the Town of Hay River.

Pros:

- No need to move any of the items presently being stored in the facility
- The facility is not currently but could be shared between departments to allow for storage of other town assets.
- Relatively inexpensive heated storage (about \$10,000/Year).
- Emergency Measures Assets will be properly protected giving them a longer lifespan.
- Mass Casualty Trailer leaks so it needs to be stored inside (a possible solution to this problem would be to replace the trailer).

Cons:

- Lose the opportunity to sell the building and the resultant revenue and the building will continue to age.
- O&M expense for heat, power, and maintenance.

Option 2 – Sell the Vale Island firehall building and find alternative storage for Protective Service Assets.

Pros:

- Potential revenue of \$210,000 or greater if the fire hall sells for appraised value.
- No ongoing O&M costs for the building.
- Ability to collect property tax once sold privately.

Cons:

- No available space in any town own buildings for items currently stored in the Vale Island fire hall.
- Renting enclosed heated storage space could potentially cost more than the current O&M for the Vale Island fire hall.
- Outside storage of the Mass Casualty Trailer would present problems during winter months as equipment would be cold in the event of a disaster.



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Option 3 – Sell the building and build a Storage Garage on Town property in the industrial area of Hay River.

Pros:

- Potential revenue of \$210,000.00 or greater if the fire hall sells for appraised value.
- The Town is not obligated to accept offers to purchase and would only sell the Vale Island fire hall if an acceptable offer was received.
- No ongoing O&M costs for an old building.
- Ability to collect property tax.
- New building could be sized to meet storage needs of multiple town departments.
- Ability to incorporate energy efficiency into the design of a new storage building, lowering O&M costs.

Cons:

- Cost of building a new storage building with proper foundation.
- O&M to support the building.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

Prepared by:

Ross A Potter
Director Protective Services/Fire Chief
Date: September 14th, 2018

Reviewed by:

Judy Goucher
Senior Administrative Officer
Date: September 14th, 2018

5. **IN CAMERA**
#18-332

MOVED BY: CLLR ANDERSON
SECONDED BY: CLLR JAMESON

That the Council of the Town of Hay River move to In Camera at 7:20pm.

CARRIED



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#18-333

MOVED BY: DEPUTY MAYOR JUNGKIND
SECONDED BY: CLLR ANDERON

That the Council of the Town of Hay River move out of In Camera At 7:57PM.

CARRIED

6. ADJOURNMENT

#18-334

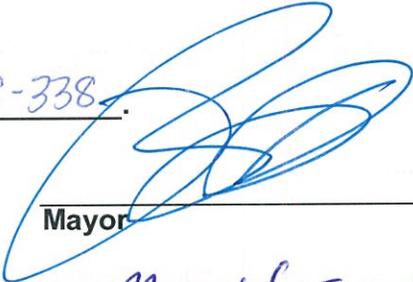
MOVED BY: CLLR ANDERSON

CARRIED

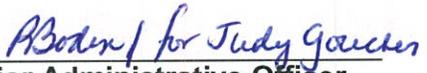
That the Special meeting of Council be adjourned at 7:58pm.

Certified Correct as Recorded on the 17^h Day of September 2018

These minutes were accepted by motion # 18-338.



Mayor



Senior Administrative Officer