

Ministre des Affaires
autochtones et du Nord



Minister of Indigenous and
Northern Affairs

Ottawa, Canada K1A 0H4

I, Minister of Indigenous and Northern Affairs, HEREBY APPROVE,
pursuant to section 83 of the *Indian Act*, the following by-law made by the
Westbank First Nation, in the Province of British Columbia, at a meeting
held on the 13th day of March 2017.

- **Westbank First Nation
Capital Expenditure By-law No. 17-TX-01**

Dated at Ottawa, Ontario, this 11th day of May 2017.

A handwritten signature in blue ink that reads "Carolyn Bennett".

Hon. Carolyn Bennett, M.D., P.C., M.P.



WESTBANK FIRST NATION STAFF REPORT TO COUNCIL

DATE PREPARED: March 08, 2017

DATE OF GENERAL COUNCIL MEETING: March 13, 2017

PREPARED BY: Ernest M Jack, Surveyor of Taxes

DEPARTMENT: Finance/Tax

Title of Report

Russell Building Lower floor Renovation Capital Expenditure By-law 17-TX-01

ISSUE: Request Westbank First Nation Council to renovate the Lower floor of the Russell Building, in the amount of \$60,000.00.

RECOMMENDATION: Option # 1 Request Westbank First Nation Council to give third and final reading to **Russell Building Lowerfloor Renovation Capital Expenditure By-law 17-TX-01.**

NOTIFIED FINANCE DEPT	NOTIFIED OTHER WFN DEPT
<input type="checkbox"/> Required	<input type="checkbox"/> Required
<input checked="" type="checkbox"/> Not Required	<input type="checkbox"/> Not Required

RESOLUTION (if required):

"**THAT** Council hereby resolves to enact the Russell Building Lower Floor Renovation Capital Expenditure By-law 17-TX-01 concurrent with Third Reading thereof."

BACKGROUND: First reading was given on February 14, 2017 and was presented to the Advisory Council March 07, 2017 for review and recommendation to Westbank First Nation Council of Capital Expenditure By-law 17-TX-01 for renovation of the Lower floor of the Russell Building Renovation project in the amount of \$60,000.00.

OPTIONS:

Option #1 - That Westbank Council gives third and final reading and approval to Capital Expenditure By-law 17-TX-01.

Approved by Manager: 	Date: <u>03/08/17</u>
Reviewed by Council Secretariat: _____	Date: _____
Approved by Director of Operations: _____	Date: _____

**WESTBANK FIRST NATION
RUSSELL BUILDING LOWERFLOOR RENOVATION
CAPITAL EXPENDITURE BYLAW NO. 17-TX-01**

TO AUTHORIZE THE EXPENDITURE OF A MAXIMUM OF SIXTY THOUSAND DOLLARS (\$60,000.00) FROM MONEY RAISED PURSUANT TO SECTION 83(1) OF THE *INDIAN ACT*, FOR THE PURPOSE OF RENOVATING THE LOWER LEVEL OF THE RUSSELL BUILDING AT 3500 RED CLOUD WAY, WESTBANK BC, WITHIN THE TSINSTIKEPTUM INDIAN RESERVE NO 09.

WHEREAS:

1. Pursuant to Section 83(1) of the *Indian Act* and Westbank First Nation's inherent right of self-government, Westbank First Nation has enacted the Westbank First Nation Property Taxation By-law, 95-TX-08 (the "**Taxation By-law**");
2. Pursuant to the Westbank First Nation Expenditure By-law, 1995, amended by By-law 97-TX-03 (the "**Expenditure By-law**"), Westbank First Nation is authorized to expend moneys raised pursuant to the Taxation By-law for local purposes, including the provision of Local Services on Reserve and capital projects;
3. In accordance with section 12(3)(m) of the Taxation By-Law, Westbank First Nation annually deposits ten percent (10%) of annual gross taxes into the income contingency fund", (the "**Contingency Fund**") to be used from time to time for such capital projects as may be authorized by a separate by-law;
4. In accordance with section 4.4 of the WFN Expenditure By-law 1995, all surplus monies remaining in the Taxation Fund at the end of the Fiscal Year specified in the Expenditure By-law Annual Budget Schedule may be transferred into the Stabilization Fund, and may be applied towards the operation and administration costs for the next Fiscal Year, overruns on existing Capital projects or for any other contingencies, (the "Stabilization Fund")
5. Westbank First Nation deems it desirable and in the best interest of the community to proceed with renovations to the lower Floor of the WFN Utilities and Public Works Building, the "Russell Building", located at 3500 Red Cloud Way, Westbank, BC on Tsinstikeptum Indian Reserve No. 9 (the "Renovations"). The Renovations will be completed in accordance with schematics and plan attached (**Schedule "A"**), and with a proposed estimated cost of Sixty Thousand Dollars (\$60,000) (see **Schedule "B"**);
6. Funding for the Renovations will be drawn from the Cumulative Fund, raised pursuant to Section 83(1) of the *Indian Act*.

NOW THEREFORE, the Council of Westbank First Nation hereby enacts the following by-law;

SHORT TITLE

1. This By-law may be cited for all purposes as the "Russell Building Lower Floor Renovations Capital Expenditure Bylaw No. 17-TX-01".

EXPENDITURE AUTHORIZATION

2. Westbank First Nation hereby acknowledges that it is in the best interests of the community to proceed with the Renovations in accordance with the schematics and plan attached (Schedule A).
3. Westbank First Nation hereby approves the expenditure of not more than Sixty Thousand Dollars (\$60,000) on the Renovations, to be drawn from the Cumulative Fund.
4. Westbank First Nation authorization of this capital expenditure includes all external expenditures related to the project including architects, designers, consultants, engineers, contractors, permits, and suppliers of all related goods and materials, but will not include any allocation of Westbank First Nation internal costs, overhead, or implicit interest.
5. Any of the project funds not expended on the "Russell Building Lower Floor Renovations" or incidental costs related thereto will be reimbursed to the Cumulative Fund.

EFFECTIVE

This By-law comes into full force and effect upon approval by the Minister of the Department of Indian Affairs and Northern Development.

BE IT HEREBY RESOLVED AND AGREED:

That this By-law, entitled Russell Building Lower Floor Renovations Capital Expenditure Bylaw No: 17-TX-01", being read for the first, second and third and final time by the Council of Westbank First Nation held at duly convened meetings.

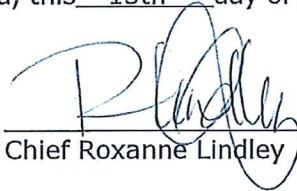
1st Reading

Kelowna, British Columbia, this 14th day of February 2017.

2nd Reading Exempt from second reading as per section 60.9 of Westbank First Nation Constitution pertaining to enactment of a Local Revenue La .

3rd Reading

Kelowna, British Columbia, this 13th day of March, 2017.




Chief Roxanne Lindley

Councillor Brian Eli



Councillor Thomas Konek



Councillor Chris Derrickson



Councillor Fernanda Alexander

DULE "A"

**Russell Building Lower Floor Renovation Capital Expenditure Bylaw No. 17-TX-01
SCHEMATICS**

STRUCTURAL SPECIFICATIONS

GENERAL

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

FIELD REVIEW

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

SHOP DRAWINGS / SPECIALTY ENGINEERING

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

DESIGN LOADS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

FOOTINGS AND FOUNDATIONS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

REINFORCING STEEL

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

Table with 2 columns: REINFORCING STEEL and CONCRETE. Lists various grades and types of steel and concrete used in the project.

Table with 2 columns: CONCRETE and REINFORCING STEEL. Lists various grades and types of concrete and steel used in the project.

Table with 2 columns: REINFORCING STEEL and CONCRETE. Lists various grades and types of steel and concrete used in the project.

CONCRETE

- 1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Table with 2 columns: CONCRETE and REINFORCING STEEL. Lists various grades and types of concrete and steel used in the project.

WALL REINFORCEMENT

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

MASONRY

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

WOODWORK

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

Table with 2 columns: WOODWORK and CONCRETE. Lists various grades and types of woodwork and concrete used in the project.

Table with 2 columns: CONCRETE and REINFORCING STEEL. Lists various grades and types of concrete and steel used in the project.

Table with 2 columns: REINFORCING STEEL and CONCRETE. Lists various grades and types of steel and concrete used in the project.

TRUSS FRAMING

- 1. ALL TRUSS FRAMING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Table with 2 columns: TRUSS FRAMING and CONCRETE. Lists various grades and types of truss framing and concrete used in the project.

FLYWOOD FLOOR AND JOIST DIAPHRAGMS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

SHEARWALLS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

ENGINEERED WOOD BEAMS, JOISTS AND TRUSSES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

Table with 2 columns: ENGINEERED WOOD BEAMS, JOISTS AND TRUSSES and CONCRETE. Lists various grades and types of engineered wood and concrete used in the project.

Table with 2 columns: CONCRETE and REINFORCING STEEL. Lists various grades and types of concrete and steel used in the project.

Table with 2 columns: REINFORCING STEEL and CONCRETE. Lists various grades and types of steel and concrete used in the project.

WINDOW GLAZING / EXTERIOR CLADDING

- 1. ALL WINDOW GLAZING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Table with 2 columns: WINDOW GLAZING / EXTERIOR CLADDING and CONCRETE. Lists various grades and types of window glazing and concrete used in the project.

HAND RAILINGS

- 1. ALL HAND RAILINGS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

CONCRETE PILES AND SLABES IN CONCRETE

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.

ABBREVIATIONS

Table with 2 columns: ABBREVIATIONS and CONCRETE. Lists various abbreviations and their corresponding concrete grades.

Project information including title 'WPN RUSSELL BUILDING ADDITION', location 'SOUTH COUNTY, MISSISSIPPI', and dates 'APRIL 2008'.

Client information for 'MEKLEJOHN ARCHITECTS INC.' and 'STUBBINS CONSULTING LTD'.

Revision table with columns for NO., DESCRIPTION, and DATE.

Architect's logo and name 'MEKLEJOHN ARCHITECTS INC.'.

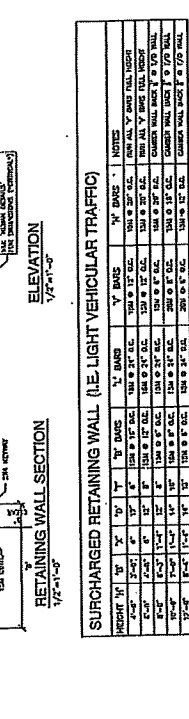
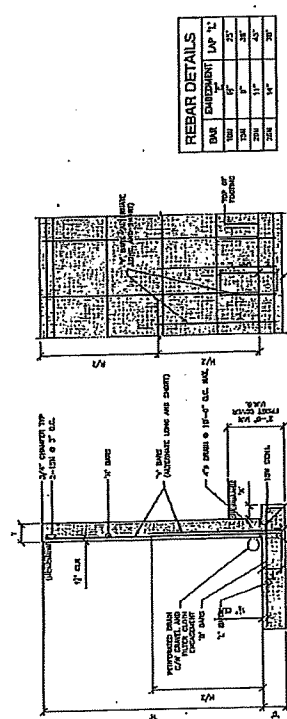
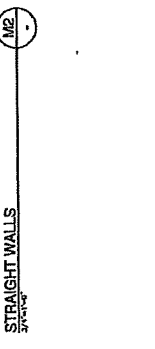
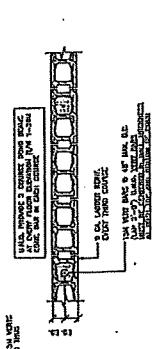
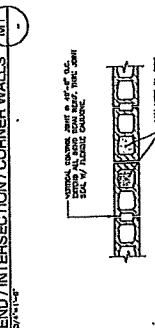
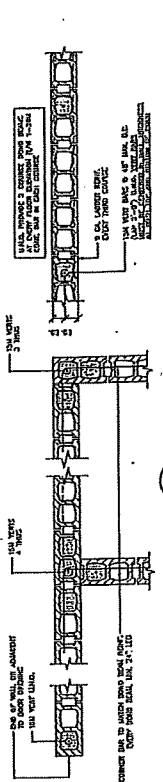
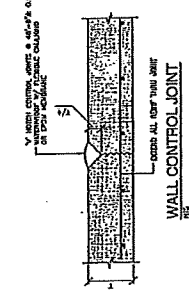
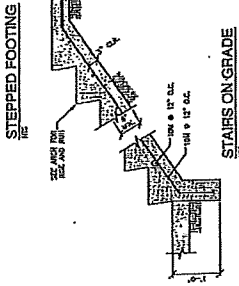
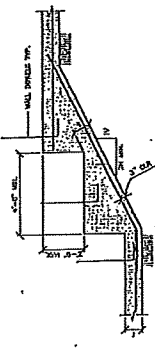
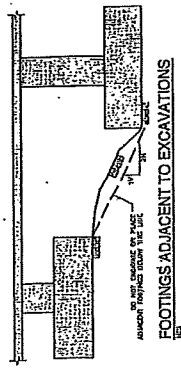
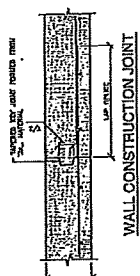
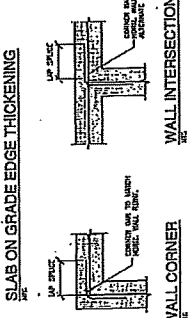
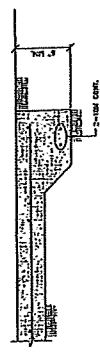
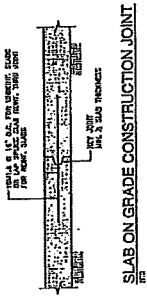
Professional seal area for the architect.

Project title 'WPN RUSSELL BUILDING ADDITION' and location 'SOUTH COUNTY, MISSISSIPPI'.

General notes and specifications section.

Project number '08137' and sheet number 'OF 3'.

STANDARD MASONRY DETAILS



REBAR DETAILS

BAR	SPACING	DEVELOPMENT	DEVELOPMENT
10#	12"	12"	12"
10#	12"	12"	12"
10#	12"	12"	12"
10#	12"	12"	12"
10#	12"	12"	12"
10#	12"	12"	12"

HEIGHT	10'	12'	14'	16'	18'	20'	22'	24'	26'	28'	30'
BASE	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.
10'	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.
12'	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.
14'	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.
16'	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.
18'	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.
20'	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.
22'	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.
24'	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.
26'	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.
28'	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.
30'	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.	10# @ 12" O.C.

COMPANY RECORD

1. DATE: 04/18/2008
2. PROJECT: WFN RUSSELL BUILDING ADDITION
3. SHEET NO.: S1.1
4. SHEET TOTAL: 3

REVISIONS:

NO.	DESCRIPTION	DATE
B	ISSUED FOR CONSTRUCTION	JULY 21, 2008
A	ISSUED FOR BIDDING PERIOD	MAY 21, 2008
-	ISSUED FOR TENDER	MAY 21, 2008

m+m
MEKLEJOHN ARCHITECTS INC.

ELBURY CONSULTING LTD
STRUCTURAL ENGINEERS
1000 SHEPPARD AVENUE EAST
SUITE 200
SCARBOROUGH, ONTARIO M1B 2Y4
416-291-2200
www.elburyconsulting.com

OWNER:
WFN RUSSELL BUILDING ADDITION
SHEPPARD BUILDING
MARKHAM, ONT.

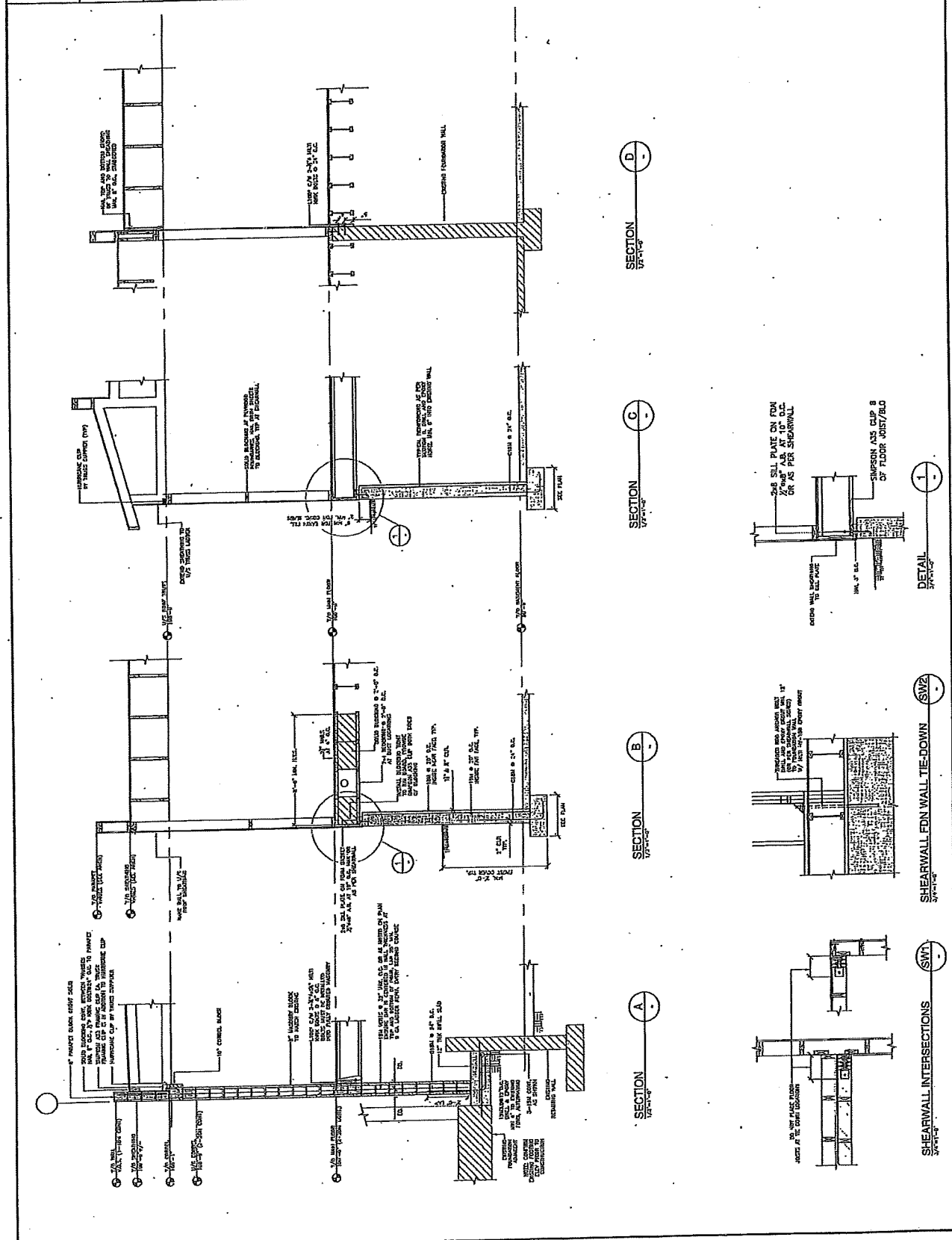
PROJECT:
WFN RUSSELL BUILDING ADDITION
MASONRY DETAILS

SHEET TITLE:
STANDARD CONCRETE AND MASONRY DETAILS

CHECKED: A.S.
DRAWN: A.S.
DATE: APRIL, 2008
PROJECT: 08187

of 3

COMMENTS: SEE THE USE OF ALL THE ABOVE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL THE NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL THE NECESSARY MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL THE NECESSARY SAFETY MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL THE NECESSARY PROTECTION MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL THE NECESSARY CLEANUP MEASURES.		
NO.	DESCRIPTION	DATE
A	ISSUED FOR PERMITS	MAY 21, 2008
B	ISSUED FOR CONSTRUCTION	MAY 21, 2008
C		
D		
MELEJON ARCHITECTS INC. ELBURY CONSULTING LTD STRUCTURAL ENGINEERS 2000 WEST 10TH AVENUE WEDDINGTON, AB T3A 0E6 TEL: (403) 242-1111 WWW.MELEJONARCHITECTS.COM		
PROJECT: WFN RUSSELL BUILDING ADDITION 4320 WEST 10TH AVENUE WEDDINGTON, AB		
SHEET TITLE: BUILDING SECTIONS		
DRAWN: AJS CHECKED: KE SCALE: AS NOTED DATE: APRIL 2008 PROJECT: 08137	OF 5	REV. B

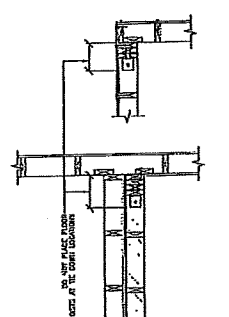
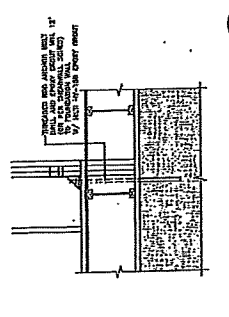
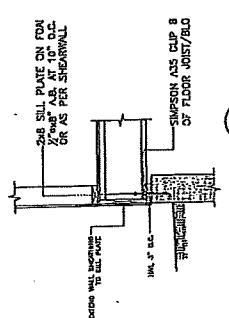


SECTION A
1/8" = 1'-0"

SECTION B
1/8" = 1'-0"

SECTION C
1/8" = 1'-0"

SECTION D
1/8" = 1'-0"



DETAIL 1
3/8" = 1'-0"

DETAIL 2
3/8" = 1'-0"

DETAIL 3
3/8" = 1'-0"

SHEARWALL INTERSECTIONS
3/8" = 1'-0"

SHEARWALL FDN WALL TIE-DOWN
3/8" = 1'-0"

SM2

SM1

COPYRIGHT NOTICE:
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ELBURY CONSULTING LTD. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REPRODUCTION OR TRANSMISSION OF THIS INFORMATION IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ELBURY CONSULTING LTD. IS STRICTLY PROHIBITED.

D	REVISION	DATE
C	ISSUED FOR CONSTRUCTION	JULY 21, 2008
B	ISSUED FOR BUILDING PERMIT	MAY 29, 2008
A	ISSUED FOR TENDER	MAY 21, 2008

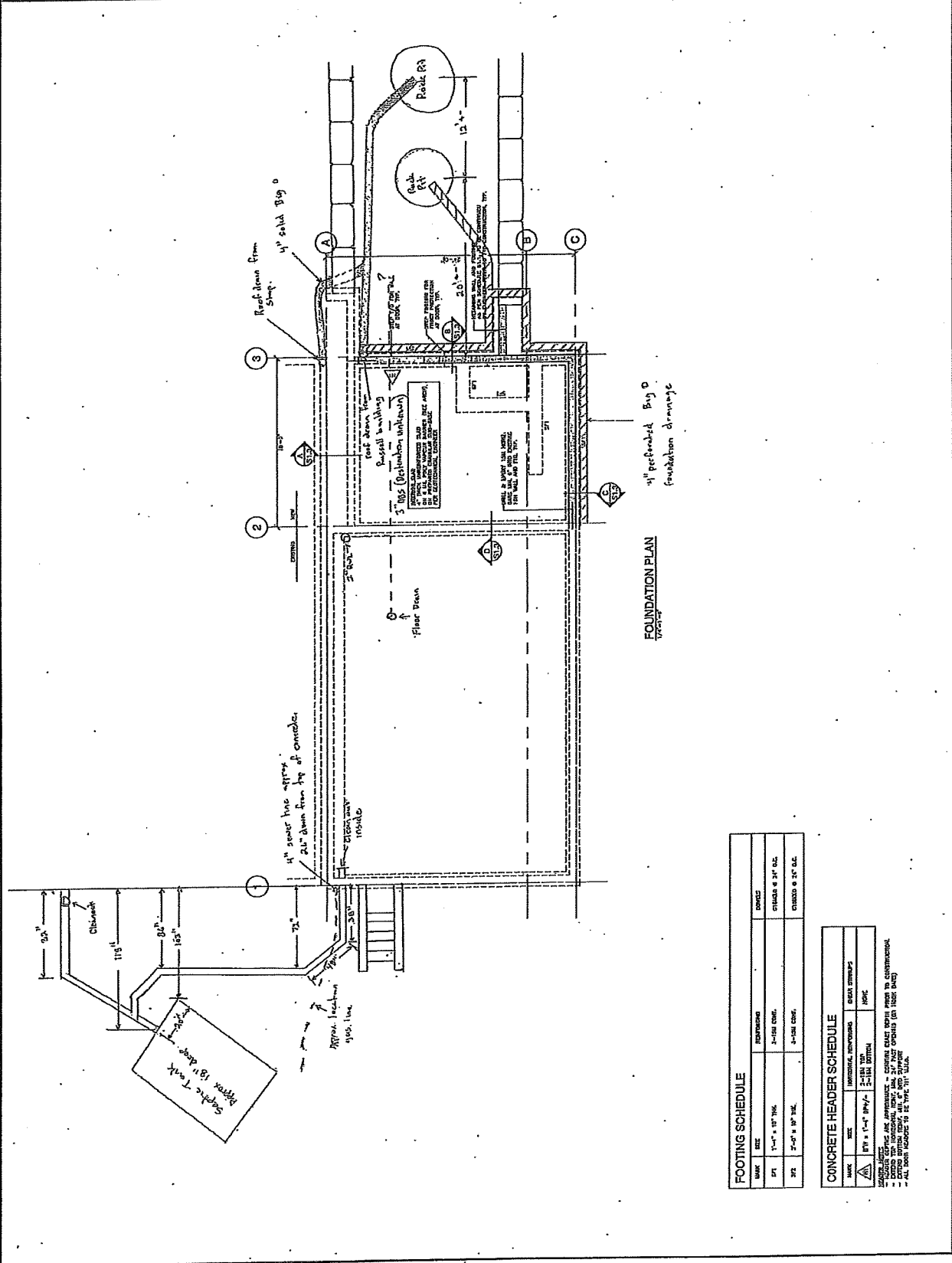
ELBURY CONSULTING LTD.
 1000 BAYVIEW AVENUE, SUITE 1000
 SCARBOROUGH, ONTARIO M1B 2Y7
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.ELBURYCONSULTING.COM

MEIKLEJOHN ARCHITECTS INC.

WFM RUSSELL BUILDING ADDITION
 500 Bay Street, Waukegan, IL

FOUNDATION PLAN

08137
 OF 3



FOOTING SCHEDULE

MARK	SIZE	DESCRIPTION	NOTES
F1	1'-0" x 10" DIA.	3-#4 @ 12"	STRIPS @ 24" O.C.
F2	2'-0" x 10" DIA.	3-#4 @ 12"	STRIPS @ 24" O.C.

CONCRETE HEADER SCHEDULE

MARK	SIZE	REINFORCEMENT	OTHER DETAILS
H1	1'-0" x 10" DIA.	3-#4 @ 12"	STRIPS @ 24" O.C.

NOTES:
 - ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
 - ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 - ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 - ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

FOUNDATION PLAN
 1/2" = 1'-0"

4" rebarbed Big D
 foundation drainage

SCHEDULE "B"

Russell Building Lower Floor Renovation Capital Expenditure Bylaw No. 17-TX-01

COST SUMMARY

ITEM	AMOUNT	YEAR OF EXPENDITURE
Fire wall between floors	\$ 10,000	2017
HVAC Rezoning	\$ 10,000	2017
Security Swipe Access	\$ 8,000	2017
New Reception Area	\$ 30,000	2017
Contingency	\$ 2,000	2017
<u>TOTAL</u>	<u>\$60,000</u>	

L i n e	Appendix 1: Analysis of Property Tax Contingency Fund balance Availability for Capital Expenditure		
	Westbank First Nation Contingency Fund Balance Analysis		
	Prepared pursuant to Policy 2016 - 06		
	Report Prepared		9-Mar-17
1	Previous Year end Fund Balance per audited financial statements		\$ 11,960,791
	Contributions to Fund:		
2	Current fiscal year budgeted Contribution from Taxation		\$ 1,300,000
3	Interest earned year to date		\$ 37,657
4	Other contributions		\$
5	Sub Total Balance Available before budgeted withdrawals	(Sum Lines 1 to 4)	\$ 13,298,448
	Budgeted Withdrawals, approved YTD:		
6	Approved non capital expenditures		\$
7	Bylaw 16-TX-06 Shannon Lake Road Sidewalk, 2016 (in progress)		\$ 650,000
7	Bylaw 16-TX-07 Community Core Phase II (in progress)		\$ 450,000
8	Subtotal: Budgeted withdrawals	(Sum of Lines 6 to 7)	\$ 1,100,000
9	Fund Balance before proposed (new) capital expenditure	(Line 5 minus Line 8)	\$ 12,198,448
10	Proposed (new) capital expenditure Bylaw: Russell Building 17-TX-01		\$ 60,000
11	Projected balance after all receipts, withdrawals, and proposed exp.	(Line 8 minus Line 9)	\$ 12,138,448
	Minimum Required Balance Calculation:		
12	Budgeted property tax revenue current year (See Current year (2017) Final Budget)		\$ 13,260,979
13	Percentage minimum balance required		80%
14	Minimum Balance Calculation	(Line 12 X Line 13)	\$ 10,608,783
15	LRL meets requirement of the policy. YES (NO)	Line 11 > Line 14 = "YES" Line 11 < Line 14 = "NO"	YES



WESTBANK FIRST NATION

WESTBANK FIRST NATION Council Meeting

Date: Monday March, 13th, 2017
Time: 8:30 AM
Location: Board Room, Lindley Building
#310-515 Hwy. 97 South

AT THIS MEETING, THE FINAL DRAFT OF THE LOCAL REVENUE LAW IR NO.09 RUSSEL BUILDING LOWER FLOOR RENOVATION PROJECT CAPITAL EXPENDITURE BY-LAW 17-TX-01 WILL BE READ AND CONSIDERED FOR ENACTMENT.

SUMMARY OF THE IR NO.09 RUSSELL BUILDING LOWERFLOOR RENOVATION PROJECT CAPITAL EXPENDITURE BY-LAW 17-TX-01

Under the Westbank First Nation Expenditure By-law 1995 and subsequent amendments (the "Expenditure By-law") Westbank First Nation "WFN" is authorized to expend moneys raised pursuant to the Westbank First Nation Property Taxation By-law 95-TX-08 (the "Taxation By-law") for local purposes, including the provision of local services on Reserve and capital projects.

Under *By-law 17-TX-01*, WFN will be empowered to expend Capital Projects funds up to \$60,000 to complete the renovation of the lowerfloor of the IR No.09 Russel Building Lowerfloor Renovation project for community purposes.

First reading of the *By-law 17-TX-01* was given by Council February 14th, 2017; A Local Revenue Law is exempted from second reading by section 60.9 of the *WFN Constitution*. Third and final reading will be given on March 13th, 2017.

A COPY OF THE FINAL DRAFT LAW CAN BE OBTAINED IN THE DEPARTMENT OF TAXATION AT WFN ADMINISTRATION OFFICE AT 515 HWY 97 SOUTH, WESTBANK, BC.

Ernest Jack

From: Adam Nerger
Sent: March-15-17 3:13 PM
To: Ernest Jack
Subject: Advisory Council Motions

	<u>Taxation By-law 17-TX-01</u> Staff Report from L. Swite is attached to these minutes as Exhibit "E".
MOTION	MOVED BY C. GRAHAM Seconded By T. Turcan THAT the Advisory Council approves and recommends revised Taxation By-law 17-TX-01 as presented. CARRIED

limlempt

Adam Nerger
Legal Services Assistant/Residential Premises Administrator

Westbank First Nation
301-515 Highway 97 South
Kelowna, BC V1Z 3J2

T 250 769 4999 ext 1325
F 250 769 4377 www.wfn.ca

Community. Leadership. Pride.



stqa?txw'n'iw't sqilxw
Westbank First Nation
Community. Leadership. Pride.

Minutes
GENERAL yi səxw'kwina?məm
(COUNCIL) MEETING
skixw'íws, pəckítán (Monday,
March) 13, 2017

	Third Reading - Russell Building Lower Floor Renovation Capital Expenditure By-Law 17-TX-01 (Staff Report to Council from E. Jack dated March 8, 2017 is attached to these minutes as Exhibit "N.")
<i>E. Jack</i>	yi səxw'kwina?məm noted the staff report.
RESOLUTION 170313-08	MOVED BY səxw'kwina?məm ELI Seconded by səxw'kwina?məm Konek THAT yi səxw'kwina?məm (Council) hereby gives Third Reading to Westbank First Nation Russell Building Lower Floor Renovation Capital Expenditure Bylaw No. 17-TX-01 for the expenditure of up to \$60,000 for the required upgrades to the basement of the Russell Building to accommodate needed office space for Public Works. CARRIED