

	<p style="text-align: center;">stqa?kʷłníw` t WESTBANK FIRST NATION 515 Highway 97 South Kelowna, B.C. V1Z 3J2 Phone: (250) 769-4999 Fax: (250) 769-4377 www.wfn.ca <i>Community. Leadership. Pride.</i></p>	<p style="text-align: center;">MINUTES ADVISORY COUNCIL spáqtan (January) 9, 2018</p> <p style="text-align: center; color: red;">Approved sknir'mn (February) 20, 2018</p>
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Meeting took place in the Inter-Governmental Affairs Boardroom of the Westbank First Nation Government Building.

ADVISORY COUNCIL IN ATTENDANCE:

Terry Turcan - Chair	Gord Couch – Vice-Chair
Ludwig Teichgraber	John Cole
Rick Ould	

STAFF IN ATTENDANCE:

Jeniffer Bellingham	Researcher
Joe Mocilac	Director of Development Services
Krista Derrickson	Manager of Utilities
Brian Conner	Director of Finance
Eric Fleury	WFN Controller
Ernest Jack	Surveyor of Taxes

DELEGATES IN ATTENDANCE:

Rick Sagayadon	Sagacom Productions
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CALL TO ORDER	Agenda is attached to these minutes as Exhibit "A."
<i>T. Turcan</i>	Called the meeting to order at 9:00 a.m.
	<u>Motion to Adopt the Agenda of spáqtan (January) 9, 2018</u>
MOTION	MOVED BY J. COLE Seconded by R. Ould THAT the Advisory Council hereby approves the agenda of spáqtan (January) 9, 2017 with the following addition: <ul style="list-style-type: none"> • Discussion on the Resident Annual General Meeting CARRIED
NEW BUSINESS	
	<u>Motion to Adopt the Minutes of smík'wtən (December) 12, 2017</u>
MOTION	MOVED BY J. COLE Seconded by R. Ould THAT the Advisory Council hereby approves the minutes of smík'wtən (December) 12, 2017 as presented. CARRIED



	<u>Administration</u>
	The Advisory Council agreed to not schedule delegations prior to 9:30 a.m. for future meetings.
	<u>Advisory Council Video Production</u> Draft Video Script is attached to these minutes as Exhibit "B."
Delegate Entered:	R. Sagayadon entered the meeting at 9:01 a.m.
<i>R. Sagayadon</i>	I propose that I meet with the Advisory Council members on Thursday January 11, 2018 for further discussion of the Advisory Council Video from 6:00 p.m. to 8:00 p.m. and to review the proposed script for the video project.
	The Advisory Council agreed to meet with R. Sagayadon on January 11, 2018.
<i>R. Sagayadon</i>	Overviewed the proposed content for the Advisory Council video. Highlights from this discussion included: <ul style="list-style-type: none"> • Timeline of the creation of the Advisory Council; • Reasoning for the creation of the Advisory Council; • Focus on the experiences of past and current Advisory Council members; • Challenges faced by the Advisory Council; and • Achievements of the Advisory Council to date. <p>This meeting will be a first take for the video which will subsequently be reviewed with the Advisory Council for feedback.</p>
Delegate Left:	R. Sagayadon left the meeting at 9:45 a.m.
	<u>Water Meter Update</u> Water Meter Program Review PowerPoint is attached to these minutes as Exhibit "C." Sample Water Bill is attached to these minutes as Exhibit "D."
Staff Entered:	J. Mocilac and K. Derrickson entered the meeting at 9:40 a.m.
<i>K. Derrickson</i>	Overviewed the PowerPoint presentation with the Advisory Council. Highlights from presentation included: <ul style="list-style-type: none"> • This project has experienced a delay due to updating current utility systems; • The current billing system does not currently allow for the implementation of rates in the mock bills; • Information package will be prepared as well as information meetings hosted for resident awareness and educational purposes;



	<ul style="list-style-type: none"> • Future incorporation of information on water meter rates on the WFN website; • 60% of readings are currently received accurately; there have been identified issues with antenna connectivity for appropriate information to be received; • All meters installed on WFN lands are under 10 years of age and are covered under warranty at this time; • Request for Advisory Council members to direct residents to the WFN Utilities Department regarding any water meter concerns; and • There will be a focus on over-users to address extensive consumption. <p>In response to G. Couch clarified that residents connected to bulk meters will not receive an individual meter reading and instead a single bill will be issued to the development based on initial agreements.</p>
<i>T. Turcan</i>	<p>Expressed concerns with the issuance of bulk billings as this would not support water conservation or individual monitoring as initially desired.</p>
<i>K. Derrickson</i>	<p>Our first priority is to begin billing off the meters, following this we would look to works towards individual billing. At this time we do not have the staff available to provide this service but we are looking to work towards this. There may be a means to request that strata or home management bodies to distribute individual usage to their residents however this would be dependent on further discussion with these bodies. This would also be subject to whether these communities do have individual meters or if they have a general, bulk, meter for their community.</p> <p>In response to T. Turcan clarified that this initiative was intended to be a shared program with neighbouring communities, however due to staffing changes at the time the program did not proceed as intended.</p> <p>In response to T. Turcan clarified that 1788 readings that are currently received, of which 2/3 are individual meters.</p>
<i>J. Mocilac</i>	<p>In response to J. Cole clarified that water consumption on WFN lands is typically lower than neighbouring communities. On average, WFN residents, for a family of four, use 5.85 cubic meters of water per day which is much less than neighbouring communities such as West</p>



	<p>Kelowna. Monitoring extensive water consumption will also be a means to identify leaks and over-consumption by businesses and residences.</p>
<p><i>K. Derrickson</i></p>	<p>Monitoring consumption will assist in identifying aging systems before they begin to fail through identifying leaks within water lines. This will be a focus for staff moving forward as well as there are communities with aging systems such as Lakeridge.</p> <p>Moving forward I am open to meeting with residents to review their concerns and provide further information on this project. There will be information sessions and information packages created to further awareness for residents.</p> <p>Our current meter rates are seven years old and will be revised resulting in a minor increase to bring the rates to a current and appropriate level. There will be a flat rate and an increased rate for overconsumption that will apply to both residential and commercial buildings. This increase will look to address overconsumption and the extensive use of water.</p> <p>We will continue to undertake quarterly meter readings, though at this time we are completing monthly readings. This coming year we will look to hire a contractor to assist in moving this project forward and addressing the replacement of outdated meters. Revised rate levels will be brought to Council and to the Advisory Council before they are implemented with the intention to begin billing of the new rates in January, 2019. The official rates should be announced in July, 2018 and following this information sessions will occur as well as information packages on this program as well as conservation methods will be made available.</p> <p>In response to T. Turcan clarified that WFN is no longer pursuing UV water treatment. Weekly samples have been collected over the past year of raw and facility water and following review it has been determined that filtration will be the more appropriate step due to the quality of water in Lake Okanagan. While filtration will have a more costly upfront cost it will be beneficial over a longer period of time as it is likely that it would be required in future as UV treatment will not be able to effectively treat water in future.</p> <p>In response to J. Cole clarified that current water leakage</p>



	is roughly 18% which is a low rate when compared to most water systems. This will continue to be monitored to address any future concerns.
Staff Left:	J. Mocilac and K. Derrickson left the meeting at 10:56 a.m.
RECESS	The Advisory Council recessed for a short break at 10:56 a.m.
RECONVENED	The Advisory Council reconvened the meeting at 11:07 a.m.
	<u>Advisory Council Donation Considerations</u>
Staff Entered:	E. Jack entered the meeting at 11:09 a.m.
	The Advisory Council overviewed possible donation considerations.
MOTION	<p>MOVED BY G. COUCH Seconded by R. Ould THAT the Advisory Council determine to donate the following amounts:</p> <ul style="list-style-type: none"> • \$1000.00 to Westbank Food Bank; and • \$1000.00 to the Kelowna Women's Shelter <p>CARRIED</p>
<i>J. Bellingham</i>	I will move forward with ensuring these donations are provided to the identified bodies.
	<u>Overview of Property Assessment Data</u> Staff Report from E. Jack is attached to these minutes as Exhibit "E."
Staff Entered:	B. Conner and E. Fleury entered the meeting at 11:14 a.m.
<i>E. Jack</i>	<p>Overviewed the report with the Advisory Council. Highlights from this presentation included:</p> <ul style="list-style-type: none"> • In 2018 the received data shows a significant increase in assessment from the previous year from 8.19% to 14.06%; • An increase from 1.40% in 2017 to 3.72% in 2018 in new construction; and • At the February, 2018 Advisory Council meeting an updated report will be presented to coincide with the next fiscal budget presentation. <p>In response to T. Turcan clarified that off-reserve assessment data has not been provided as it is</p>



	<p>understood that BC Assessment is continuing to work towards this initiative.</p> <p>In response to T. Turcan indicated that staff would review the decreases reported for the categories of Utilities and Light Industry within the report.</p>
<i>B. Conner</i>	<p>This year's assessment does show a variation in growth from what we have experienced in previous years. The decrease in value for light industry is not a result of actions by WFN however staff will review the reasoning for this decrease.</p> <p>In response to comments from the Advisory Council clarified that rates will likely be increased this year due to continued increased costs for government operations.</p>
<i>G. Couch</i>	<p>The Advisory Council has previously discussed the potential for increased rates in future years and were made aware of this during discussions of the current year's fiscal budget.</p>
	<p>The Advisory Council requested that WFN Management be available to discuss the proposed budget at the next Advisory Council meeting in February, 2018.</p>
	<p>E. Jack overviewed discussions with BC Assessment on the expectations of WFN concerning assessments that occurred during the recent renewal of the services agreement. Discussion will continue to occur with BC Assessment to remind BC Assessment of the concerns raised by the Advisory Council previously.</p>
Staff Left:	<p>B. Conner, E. Fleury and E. Jack left the meeting at 11:49 a.m.</p>
	<p><u>WFN Community Cleanup Costs</u></p>
<i>J. Bellingham</i>	<p>I have not received the requested information, however I will follow up on this matter in preparation for the next meeting.</p>
	<p><u>WFN Lands Tour</u></p>
	<p>The Advisory Council determined to reschedule the tour for March 13, 2018.</p>
	<p><u>Resident Annual General Meeting Date</u></p>
	<p>The Advisory Council determined to set the Resident Annual General Meeting date for April 18, 2018.</p>



	<p>Various comments from Advisory Council members on the upcoming Resident Annual General meeting included:</p> <ul style="list-style-type: none"> • Desire for a focus on economic development on WFN lands and the role of the Advisory Council in continued economic development; • Request to WFN Council to discuss upcoming projects and initiatives; and • Discussion of proposed residential developments.
	<u>Budget Considerations</u>
<i>T. Turcan</i>	Recommended that consideration be given to the development of usable park space near Shannon Lake Road as this lot has remained empty and could be used by youth in the community.
<i>G. Couch</i>	Consideration will need to be given to addressing homelessness on WFN lands as this is a common concern shared by both indigenous and non-indigenous individuals on WFN lands. This item has previously been discussed at our recent Council to Council meeting.
	<u>Scheduling of the Next Council to Council Meeting</u>
	The Advisory Council determined to recommend that the next Council to Council meeting occur in May, 2018.
	<u>District Reports</u>
	<u>Lakeridge</u>
<i>L. Teichgraber</i>	There is nothing to report at this time.
	<u>Prairie</u>
<i>G. Couch</i>	There have been no pressing concerns brought to my attention other than continued feedback on resident issues on the Elk Road and Carrington Road intersection which has previously been brought forward to WFN staff. I understand from discussion with WFN staff that this item is under discussion with the Ministry of Transportation following a presentation from the WFN Infrastructure Engineer.
	<u>Lakeshore</u>
<i>R. Ould</i>	There is nothing to report at this time.
	<u>East Boundary</u>
<i>J. Cole</i>	No concerns have been brought to my attention. I have reached out to residential developments as a means to develop a relationship with residents in the district and raise the profile of the Advisory Council.



	<u>Old Okanagan</u>
<i>T. Turcan</i>	There is nothing to report at this time.
	<u>Next Meeting</u>
	The next meeting will take place on February 20, 2018.
ADJOURNMENT MOTION	MOVED BY J. COLE Seconded by G. Couch THAT the Advisory Council meeting be adjourned. CARRIED The meeting adjourned at 12:25 p.m.

These minutes are certified correct:

 Terry Turcan

 Gord Couch

 Ludwig Teichgraber

 Rick Ould

 John Cole