

<p>C</p> 	<p>stqa?txw4n'iwat sqilxwi 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>MINUTES ADVISORY COUNCIL s'ikstasqt, k'atc'ac'a'tan (Friday, November) 24, 2023</p> <p><i>Approved on January 19, 2024</i></p>
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The meeting took place via the Zoom meeting platform. / in the First Floor Boardroom of the Westbank First Nation Government Building.

ADVISORY COUNCIL MEMBERS IN ATTENDANCE:

Rick Ould – suxw qw'alq'wilt /Chair	Old Okanagan District
Steve Gilroy – Co-chair	Lakeridge District
Allan Dion	Lakeshore District
Janice Beaton	East Boundary District
Mike Wilding	Prairie District

WFN STAFF MEMBERS IN ATTENDANCE:

Miranda McCarroll	Intergovernmental Affairs Researcher
Brayden Holenstein	Referrals Officer/Acting Recording Clerk
Jim Bauer	Chief Financial Officer
Valerie Dougans	Controller
Rena Gregoire	Assistant Surveyor of Tax
Ernest Jack	Surveyor of Taxes

CALL TO ORDER	The agenda is attached to these minutes as EXHIBIT “A.”
<i>R. Ould</i>	Called the meeting to order at 9:01 a.m.
	<u>Recognition of any Absences of Advisory Council Members</u>
	There were no absences.
	<u>Motion to Adopt the Agenda</u>
MOTION	MOVED BY WILDING Seconded by BEATON THAT the Advisory Council hereby approves the agenda. CARRIED
	<u>Motion to Adopt the Minutes</u>
MOTION	MOVED BY WILDING Seconded by BEATON THAT the Advisory Council hereby approves the minutes of November 17, 2023. CARRIED
<i>Roundtable</i>	The Advisory Council and staff went through roundtable introductions.
OLD BUSINESS	
	<u>Financial Services to provide percentages regarding where taxation revenues are being allocated compared to other revenues</u>



J. Bauer	This is something that WFN will provide in the new year, likely in February. This will help show you the allocations and provide a more in-depth look into our budget.
	<u>Financial Services to provide information to the Advisory Council regarding page 9, item 5, accounts receivable and why they were reversed over the years.</u>
J. Bauer	This was an error on our part, a classification error that has been rectified.
	<u>WFN staff to provide a copy of the budget materials and minutes from 2022/2023 meetings by November 24, 2023</u>
M. Wilding	This item is in our orientation binder.
	NEW BUSINESS
	<u>Introduction to WFN Finance</u> (The presentation prepared by J. Bauer is attached to these minutes as EXHIBIT "B.")
J. Bauer	Reviewed the presentation with the Advisory Council.
J. Bauer	In response to a question from M. Wilding, yes, we cover both capital and operating. Continued review of the presentation with the Advisory Council.
R. Ould	Your assessment is based on your property as if it was in freehold land. We have met with BC Assessment about this and the answer came back largely in part to leases and how much time is left on them. There would be so much variance. To make it fair to everyone, this is how they do their assessments.
J. Bauer	A lot of the values from my experience with working with BC Assessment, their assessments are based on algorithms. This computer-based approach will certainly have outliers. Human intervention may be needed for a more accurate assessment.
J. Bauer	Continued review of the presentation with the Advisory Council.
M. Wilding	The tax rate is set by departmental budgets?
J. Bauer	Yes, our rates are set contingent on how much money is needed for the programs we offer.
E. Jack	We revamped our laws last year to allow us to regulate the contingency fund depending on the need. 10% capital is set within the law and we are regulated by the First Nation Tax Authority for this.
M. Wilding	Will the McDougal Creek Wildfire affect our tax rates? The City of West Kelowna has a reserve for Wildfires.
J. Bauer	When the fire hit, we were able to access funding through the Province for their disaster funds.
J. Bauer	Continued review of the presentation with the Advisory Council.
R. Ould	Usually when the tax rates are set, we get to see a review of the local municipalities as well and WFN is always on the lower end.
J. Bauer	In response to a question from J. Beaton, the tax rates that we present on are related to that year's tax rates.



	In response to a question from M. Wilding, regarding the current real-estate market, the market is certainly softening. This will affect the downswing in property assessments you referred to.
<i>J. Bauer</i>	Continued review of the presentation with the Advisory Council.
<i>E. Jack</i>	The biggest cost to a municipality or government is the infrastructure needs. Capital projects and infrastructure are the largest costs to WFN. WFN has always tried to avoid overusing our contingency funds.
<i>J. Bauer</i>	Whether it is water parks or sewer, DCCs can be used when development puts a strain on current infrastructure.
<i>M. wilding</i>	If we decided we wanted a new big park for 5m, does this need to come out of the capital reserve, or can you fund it as a project under current year tax revenues?
<i>J. Bauer</i>	When we look at major capital projects, we look for funding sources such as grant programs. The City of West Kelowna is nearly ready to open its new water treatment facility, a major part of the ability to fund this project was largely due to the grant funding they were able to secure. The default would be the capital reserves but we certainly do not want to deplete that fund for one large project. Continued review of the presentation with the Advisory Council.
	<u>Budget 2024-25 Update</u> (Property Tax Annual Budget 2024/25 (Tax Year 2025) Provisional Budget Presentation prepared by J. Bauer is attached to these minutes as EXHIBIT "C.")
<i>J. Bauer</i>	Reviewed the presentation with the Advisory Council.
<i>R. Ould</i>	What types of streams are in miscellaneous revenues?
<i>J. Bauer</i>	I don't have these answers right now.
ACTION	WFN Financial Services to provide a summary of what the miscellaneous revenues are.
<i>J. Bauer</i>	Continued review of the presentation with the Advisory Council.
<i>R. Ould</i>	The large increase in Community Development Services is related to increased staff?
<i>J. Bauer</i>	That is true but the development of a park's masterplan is also part of this. Now that we are staffing up, there are also more costs associated with the various initiatives.
<i>R. Ould</i>	Thank you very much for your help over the years and it has been a pleasure. Good luck in your future endeavours.
Staff Left:	J. Bauer left the meeting at 10:44 a.m.
OLD BUSINESS *continued*	
	<u>Development Services to provide a sidewalk plan, an updated version or the most recent plan</u>
<i>M. McCarroll</i>	This item will be tabled in the first quarter of the new year (2024).
	<u>WFN staff to circulate the list of contacts for developments throughout the districts</u>



M. McCarroll	I am working with our Planning team to update the list of developments within each of your districts. Once it is complete, I will share it.
	<u>M. Wilding to contact Krista Derrickson (kderrickson@wfn.ca) with concerns related to the priority areas/infrastructure for snow clearing</u>
M. Wilding	I have contacted K. Derrickson and this item can be removed from the outstanding list. The meeting will cover concerns regarding water and snow clearing.
	<u>WFN staff to follow up on the newsletter signup section on the Website. S. Gilroy was unable to register for the newsletters</u>
B. Holenstein	I spoke with our Communications Department and unfortunately, there is no way to view the list of people registered for the newsletter, the website only shows the total number of users.
	<u>J. Bellingham to work with WFN Legal, Ntityix and other applicable staff to assist S. Gilroy with questions related to the Lakeridge Lease and WFN lands</u>
B. Holenstein	J. Bellingham is away on annual leave. This item will roll over to a first-quarter meeting in the new year (2024).
	<u>WFN staff to provide a link for organizational videos to the Advisory Council</u>
B. Holenstein	M. McCarroll shared this link by email.
ACTION	WFN staff (Z. Boujold – GIS Tech.) to look into providing the Advisory Council with a large-scale map for each of their districts.
	<u>DISTRICT REPORTS</u>
	<u>Lakeridge</u>
S. Gilroy	There was a meeting with Lakeridge residents with well over 100 people regarding the new lease. There is a lot of anger regarding the lack of communication. There is an association being formed, I am not sure exactly what this entails. There is talk about media relations, lawyers and whether or not the new lease is valid or not. There have been discussions with the provincial government regarding the transfer from the different registries. There is concern that there is not a long-term plan. Residents want to know what the future looks like. There is a real want and need from the residents for more communication. There is a deadline of December 31, 2023, for whether the residents want to buy in at the old tax rate (2021). For example, my buy-in is \$115,000 and if I wait, it will be over \$180,000. There is hope that there is an extension from the residents, however, this is likely not going to happen from my understanding.
	<u>Prairie</u>
M. Wilding	It looks like there is a small issue at Sun Village, at the back of the CP property, there is an area that is not being properly kept. On the other side of the fence is also an RV storage. In Sonoma Pines, there was a similar issue where a deal was struck where the RMD group did the upkeep for the area of concern. I will be looking to deal with the Sun Village issue in a similar way to the Sonoma Pines property.
	<u>Lakeshore</u>
Allan Dion	No contact in my district.



	<u>East Boundary</u>
<i>J. Beaton</i>	Only one call regarding the crosswalk on Carrington and Caroline where the new development is being put in.
ACTION	J. Beaton to contact K. Derrickson regarding the painting of lines at the crosswalk at Carrington and Caroline.
	<u>Old Okanagan</u>
<i>R. Ould</i>	No contact from my district.
<u>ADDITIONAL NEW BUSINESS ITEMS</u>	
	<u>Orientation Discussion</u>
<i>R. Ould</i>	I thought the orientation was very well done.
ACTION	B. Holenstein to work on a Chair & Co-Chair Workshop/document to share with R. Ould and S. Gilroy.
	<u>Donation</u>
<i>R. Ould</i>	Every year the Advisory Council receives \$2,000 for a donation to the recipient of our choice. Let's start to think about charitable initiatives we would like to support.
	<u>Tour of the WFN Government Building</u>
	WFN staff provided the Advisory Council with a tour of the Lindley Building following the closing of this meeting.
	<u>Next Meeting</u>
	The next meeting will take place on December 18, 2023.
ADJOURNMENT MOTION	MOVED BY GILROY THAT the Advisory Council meeting be adjourned. CARRIED The meeting adjourned at 11:16 a.m.

<u>Items Requiring Closure</u>
<p>Items that still require closure include the following:</p> <ul style="list-style-type: none"> • Development Services to provide a sidewalk plan, an updated version or the most recent plan. • WFN staff to circulate the list of contacts for developments throughout the districts. • J. Bellingham to work with WFN Legal, Ntityix and other applicable staff to assist S. Gilroy with questions related to the Lakeridge Lease and WFN lands. • WFN Financial Services to provide a summary of what the miscellaneous revenues are. • WFN staff (Z. Boujold – GIS Tech.) to look into providing the Advisory Council with a large-scale map for each of their districts. • J. Beaton to contact K. Derrickson regarding the painting of lines at the crosswalk at Carrington and Caroline. • B. Holenstein to work on a Chair and Co-Chair Workshop/document to share with R. Ould and S. Gilroy.



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MINUTES
ADVISORY COUNCIL
sc̓k̓stasq̓t, k̓ətc'ac'ałtən (Friday,
November) 24, 2023

ⁱ stqaʔtxʷn'iwɨ sqilxʷ (Westbank First Nation) The people (sqilxʷ) living where wind blows (niwɨt) and forms swamps or puddles alongside a large lake (stqáʔtkʷt). Being a windy area, the winds would wash along the shore creating puddles which would either seep into the land, creating wet, marshy areas or wash back into the lake. This area has been identified as the portion of syilx territory from Hardy Falls to around the Gellatly/Green Bay area but in reality, it includes a few other areas, including xʷał mnik, the area closer to IR#10 and many other areas that have specific place names.