

	<p style="text-align: center;">stqa?txw4n'iwt 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 style="text-align: center;">MINUTES ADVISORY COUNCIL sćlkstasq̓t, spáqtan (Friday, January) 19, 2024</p> <p style="text-align: center; color: red;">Approved on February 02, 2024</p>
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ADVISORY COUNCIL MEMBERS IN ATTENDANCE:

Rick Ould	Old Okanagan District
Steve Gilroy	Lakeridge District
Mike Wilding	Prairie District
Janice Beaton	East Boundary District
Allen Dion	Lakeshore District

WFN STAFF MEMBERS:

Jeniffer Bellingham	Director of Intergovernmental Affairs and Title & Rights
Brayden Holenstein	Referrals Officer
Julia Buck	General Legal Counsel
Eric Lamarche	Accounting Lead, Budgeting & Financial Reporting
Ernest Jack	Surveyor of Taxes
Rena Gregoire	Assistant Surveyor of Tax
Graeme Dimmick	Director of Planning & Development
Joe Mocilac	Director of Properties, Infrastructure & Engineering

CALL TO ORDER	The agenda is attached to these minutes as EXHIBIT "A."
<i>R. Ould</i>	Called the meeting to order at 9:35 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 GILROY THAT the Advisory Council hereby approves the agenda. CARRIED
OLD BUSINESS	
	<u>Motion to Adopt the Minutes of November 24, 2023</u>
MOTION	MOVED BY GILROY Seconded by BEATON THAT the Advisory Council hereby approves the minutes of November 24, 2023. CARRIED
	<u>Development Services to provide a sidewalk plan, an updated version or the most recent plan</u>
<i>B. Holenstein</i>	Will be reviewed by the Properties, Infrastructure and Engineering team



	later in today's meeting as part of Section 5.6 of today's agenda.
	<u>WFN staff to circulate the list of contacts for developments throughout the districts</u>
<i>J. Bellingham</i>	A list is being updated and will be provided once available.
	<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>
<i>B. Holenstein</i>	Will be reviewed by the Intergovernmental Affairs team later in today's meeting as part of Section 5.1 of today's agenda.
	<u>WFN Financial Services to provide a summary of what the miscellaneous revenues</u> (Attached to these minutes as EXHIBIT "B.")
<i>B. Holenstein</i>	V. Dougans provided a memo and financial documents to explain the miscellaneous revenues that are included in this meeting agenda package.
	<u>WFN staff (Z. Boujold – GIS Tech.) to look into providing the Advisory Council with a large-scale map for each of their districts</u> (Attached to these minutes as EXHIBIT "C.")
<i>B. Holenstein</i>	Printed maps were provided to Advisory Council members at this meeting.
	<u>J. Beaton to contact K. Derrickson regarding the painting of lines at the crosswalk at Carrington and Caroline</u>
<i>R. Ould</i>	This has been completed and the issue has been a lack of staff. Repainting of lines will be done in the spring of 2024.
	<u>Provide a "Cheat Sheet" for Chair/Co-Chair responsibilities to R. Ould and S. Gilroy</u> (Attached to these minutes as EXHIBIT "D.")
<i>B. Holenstein</i>	I emailed Rick Ould and Steve Gilroy on January 2, 2024.
	NEW BUSINESS
	<u>Lakeridge Lease Modernization Update</u> (Staff Report to the Advisory Council prepared by Jeniffer Bellingham is attached to these minutes as EXHIBIT "E.")
<i>J. Bellingham</i>	Reviewed WFN Staff Report with the Advisory Council.
<i>S. Gilroy</i>	The reason this has been done through the Advisory Council is because of a lack of communication from Lakeridge Park Residential Corporation (LPRC). I understand what is happening with the corporate structures but not every resident will understand this and that is where the lack of communication upsets some of the residents. My biggest issue is that most developers have a plan and there doesn't seem to be a plan with LPRC. I want to make sure that WFN is aware of the uproar caused due to the lack of discussions with Lakeridge residents.
<i>R. Ould</i>	The reason this is on the agenda again is to confirm the path forward and to create clarity on the past meetings had with Mic Werstuik relating to the Lakeridge Lease. This allows us to have it on the record which will help



	residents understand that all LPRC Lease questions and comments need to be directed to LPRC. LPRC is a corporation held under Ntityix, directed by Mic Werstuik.
<i>J. Bellingham</i>	The government cannot step in and handle this issue but WFN agrees that having it on record is needed for clarity.
<i>J. Buck</i>	The government cannot direct Ntityix but we can help the situation by guiding the Advisory Council to the most appropriate people involved.
Staff Left:	J. Buck left the meeting at 9:57 a.m.
	<u>Donation Considerations</u> (Staff Report to the Advisory Council prepared by Jeniffer Bellingham is attached to these minutes as EXHIBIT “F.”)
<i>J. Bellingham</i>	Reviewed WFN Staff Report with the Advisory Council.
<i>R. Ould</i>	The food bank is where we would like to donate this year.
MOTION	MOVED BY DION Seconded by WILDING THAT the Advisory Council hereby agrees to donate \$2,000 to the West Kelowna Foodbank. CARRIED
	<u>AGM Discussion</u> (Staff Report to the Advisory Council prepared by Jeniffer Bellingham is attached to these minutes as EXHIBIT “G.”)
<i>J. Bellingham</i>	Reviewed WFN Staff Report with the Advisory Council. Food Options: 1. Chili & Bannock 2. Stew & Bannock 3. Baked chicken & Caesar salad 4. Build your own hamburgers & pasta salad All food options come with assorted squares (dessert), coffee and tea.
MOTION	MOVED BY DION Seconded by WILDING THAT the Advisory Council hereby agrees to hold the Advisory Council Annual General Meeting on Tuesday, April 16, 2024. The food option will be #2, Stew & Bannock. CARRIED
	<u>Financial Statements – Quarterly Update</u> (A memo to the Advisory Council prepared by Valerie Dougans is attached to these minutes as EXHIBIT “H.”) <u>Growth, Stabilization & Contingency Funds</u> (Staff Report to the Advisory Council prepared by Ernest Jack is attached to these minutes as EXHIBIT “I.”)
<i>E. Lamarche</i>	Reviewed the memo and financial documents with the Advisory Council.




R. Ould	Under <i>fire protection</i> and <i>homeowner grants</i> the numbers are the same. The increase was made the other year, has a decision been made to extend this?
E. Lamarche	Yes, this is correct and I can see where the confusion comes from being that the numbers are the same.
E. Jack	Yes, the extension has been agreed to and will be the case unless something changes. Any changes will be communicated.
ACTION	Provide a memo to Advisory Council members regarding the homeowner's grant.
E. Lamarche	Continued review of the memo and financial documents with the Advisory Council.
S. Gilroy	Is the contingency fund where additional revenues go?
E. Jack	Yes, that is the case. Not the stabilization fund.
R. Ould	If that money is collected from taxpayers, why can we not use this to reduce tax increases for residents?
E. Jack	Eventually, this could be done. It would depend on the policies that dictate what WFN can do under the First Nation Tax Commission (FNTC). WFN has restrictions under the FNTC.
R. Ould	We are well funded in both the stabilization fund and the contingency fund. We were talking earlier about taking 1m from the contingency fund the reduce the tax increase. The year after that could result in a larger increase due to the earlier savings. Is it the opinion of WFN to stay consistent with increases to avoid one year of a small increase and then another year residents see a much larger increase?
E. Jack	It is done on a year-to-year basis. We have used the contingency fund to reduce the tax increase in the past. The market demand, consumer price index, and new construction costs all play a large factor in the taxation rates.
R. Ould	We are unsure how the new growth is factored into the tax budget.
E. Jack	The effective date is how taxes are collected. Depending on when the previous owners left and when the new owners take occupancy, tax payments will depend on those dates.
M. Wilding	The taxes were projected to go up by 5% per our meeting in December 2023, how much of the increase is due to growth/new construction?
E. Jack	The expenses have gone up 5% and a large part of this is due to growth. When the provisional budget is set, it has to be approved and I need to work backwards as we head into the final budget approval.
ACTION	Advisory Council members will send their addresses to R. Ould and then R. Ould will forward the addresses to E. Jack so that the Advisory Council members
M. Wilding	Bad debts are significantly higher, is there a course of action for this?



<i>E. Lamarche</i>	This could be caused by WFN charging a Member for something they should not have. There are a lot of contingencies with this.
Staff Left:	E. Lamarche, E. Jack and R. Gregoire left the meeting at 10:48 a.m.
	<u>Law Enforcement Officer Update</u> The report prepared by Ashley Mazur is attached to these minutes as EXHIBIT “J.”)
<i>S. Gilroy</i>	There have been numerous complaints in the Lakeridge area about a certain dog regularly roaming around and getting into fights with other dogs. Bylaw officers have been seen in the area so it is good to know it is being taken seriously.
Staff Entered:	G. Dimmick and J. Mocilac entered the meeting at 10:55 a.m.
	<u>WFN Development Services Restructure Update</u> (Staff Report to the Advisory Council prepared by Kary Fell is attached to these minutes as EXHIBIT “K.”)
<i>G. Dimmick</i>	Reviewed WFN Staff Report with the Advisory Council.
	<u>Westrich Development Discussion</u>
<i>J. Bellingham</i>	This item is related to what is on the Westrich website and what Westrich has been approved to build. There is a discrepancy between the two.
<i>S. Gilroy</i>	The website shows changes in the building plans and residents want to make sure that WFN is aware of the discrepancies.
<i>G. Dimmick</i>	Any of the changes or discrepancies will require further consultation and approvals so there will be an opportunity for residents to voice their opinions at that time. Developers provide a concept plan and if anything deviates from that plan, further approvals are required.
Staff Left:	G. Dimmick left the meeting at 11:01 a.m.
	<u>Sidewalk Plan owed from the October 5th Advisory Council meeting</u> (Staff Report to the Advisory Council prepared by Joe Mocilac is attached to these minutes as EXHIBIT “L.”)
<i>J. Mocilac</i>	Reviewed WFN Staff Report with the Advisory Council. I will take a look at the plan and ensure we revisit the lack of sidewalk on Old Okanagan Highway, between Louie Drive and Shamrock Drive.



<p>B. Holenstein</p>	
	<p><u>Project and Capital Plan Quarterly Update</u> (Staff Report to the Advisory Council prepared by Joe Mocilac is attached to these minutes as EXHIBIT “M.”)</p>
<p>J. Mocilac</p>	<p>Reviewed WFN Staff Report with the Advisory Council.</p>
<p>M. Wilding</p>	<p>The IR9 water treatment plant is not on the list.</p>
<p>J. Mocilac</p>	<p>This is tied to grant funding and construction wouldn’t happen for another year or two depending on grant funding.</p>
<p>M. Wilding</p>	<p>We are increasing water costs by over 20%, questions are coming in about rising water costs without a true increase in water supply. With water restrictions rising, residents have concerns.</p>
<p>J. Mocilac</p>	<p>Educating residents on water usage is something that will be important moving forward. Water consumption will be a problem for the entire region if the snowpack continues its current trend.</p>
<p>Staff Left:</p>	<p>J. Mocilac left the meeting at 11:26 a.m.</p>
	<p><u>District Reports</u></p>
	<p><u>Lakeridge</u></p>
<p>S. Gilroy</p>	<p>No further information or contact to share.</p>
	<p><u>Prairie</u></p>
<p>M. Wilding</p>	<p>No further information or contact to share.</p>
	<p><u>Lakeshore</u></p>
<p>A. Dion</p>	<p>There is a petition going around regarding the mobile homes being on private land when their leases expire, residents are forced to leave.</p>
<p>J. Bellingham</p>	<p>This will be an issue moving forward when more leases begin to expire as the owners of the lots are not offering lease extensions or new leases due to the extreme increase in market value now compared to when the leases were set.</p>
	<p><u>East Boundary</u></p>
<p>J. Beaton</p>	<p>There is a new pub being proposed near Carrington Road and there has been signage put up for residents to voice their concerns.</p>



	<u>Old Okanagan</u>
R. Ould	No further information or contact to share.
	Next Meeting
	The next meeting will take place on February 02, 2024.
ADJOURNMENT MOTION	MOVED BY GILROY THAT the Advisory Council meeting be adjourned. CARRIED The meeting adjourned at 11:35 a.m.

<u>Items Requiring Closure</u>
<p>Items that still require closure include the following:</p> <ul style="list-style-type: none"> • WFN staff to circulate the list of contacts for developments throughout the districts. • Provide a memo to Advisory Council members regarding the homeowner's grant. • Advisory Council members will send their addresses to R. Ould and then R. Ould will forward the addresses to E. Jack so that the Advisory Council members. • Invite LEO Officers for an introduction to the Advisory Council at an upcoming regularly scheduled meeting.

stqa?txʷn'iw̄t sqilxʷ (Westbank First Nation) The people (sqilxʷ) living where wind blows (niw̄t) and forms swamps or puddles alongside a large lake (stqá?tkʷ4). 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.