

	<p style="text-align: center;">stqa?txʷłn’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 February 21st, 2025 Location: IGA Boardroom and Via Zoom</p>
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ADVISORY COUNCIL MEMBERS IN ATTENDANCE:

Chair R. Ould	Old Okanagan District
Steve Gilroy	Lakeridge District leave 11:30
Mike Wilding	Prairie District
Janice Beaton	East Boundary District
Allen Dion	Lakeshore District

WFN STAFF MEMBERS IN ATTENDANCE:

Alyssa Church	Recording Clerk I
Chloe Brogan	Intergovernmental Affairs Researcher
Rob Mashohn	Director of Finance
Eric Lamarche	Accounting lead, Budgeting & Financial Reporting
Graeme Dimmick	Director of Planning & Development
Ernest Jack	Surveyor of taxes
Emma Dovell	Taxation Clerk

CALL TO ORDER	The agenda is attached to these minutes as EXHIBIT “A.”
<i>R. Ould</i>	Meeting Called to order at 9:04 am
	<u>Motion to Adopt the Agenda</u>
MOTION	MOVED BY S. Gilroy Seconded by M. Wilding THAT the Advisory Council hereby approves the agenda. CARRIED
OLD BUSINESS	
	<u>Motion to Adopt the Minutes of November 22nd, 2024</u>
MOTION	MOVED BY J. Beaton Seconded by A. Dion THAT the Advisory Council hereby approves the minutes of November 22, 2024 CARRIED
NEW BUSINESS	<u>FINANCIAL SERVICES-Quarter Financial Review</u> is attached to these minutes as EXHIBIT “B.”
E. Lamarche	Reviewed the recap of Q2 which is the start of April to the end of



	September.
<i>Chair R. Ould</i>	Are we going to have a presentation for Q3 and another at the end of the year? Or, since the next meeting is about the new budget, will that also serve as a three-quarter review or a full-year review?
<i>E. Lamarche</i>	We can try and review the Q3 at our next meeting as well. Continued to review the report as there are no major issues that have arisen.
<i>M. Wilding</i>	If the trucks that we approved at the last couple of meetings, will we see those in this report, or will they be in the Q3 report?
<i>R. Mashohn</i>	Yes, these will be reflected in Q3
<i>Chair R. Ould</i>	May I ask why we get revenue from BC Hydro?
<i>E. Lamarche</i>	I don't have the specifics but it's funding we receive for the community and some departments. I'll highlight a few key items. Building permits are at 85%, which is pretty much on track, possibly slightly higher than budgeted. Development processing fees are also coming in higher than expected. Our team tries to estimate the budget to our best ability, but it's always a bit of a guess I want to point out the gap in other government grants. Last year, we received a grant from CMHC, which is why we had about 2.8 million in grants last year, but this year it's much lower. I just wanted to clarify that. On a positive note, property taxes are nearly fully collected, and our water and sewer utilities are tracking slightly above budget. Reviewed the expenses portion of the report. Just to touch on a few things, the Homeowner grants are in line with property tax collections, slightly over 100% of the budget, and no further changes are expected. Most expenses are at or below 50% of budget. Everything is on track with no cash flow concerns.
<i>M. Wilding</i>	It's hard seeing that the training budget is so low.
<i>E. Lamarche</i>	This training budget line, is mainly for external costs, going to conferences or getting the proper certificate updates. Training for new hires won't be reflected here. They'll receive the necessary training from their department



	or their supervisors.
<i>Chair R. Ould</i>	In our last meeting, we expected a surplus this year and a defecate next year and you were going through all departments to assess their needs. How's that process going so far?
<i>E. Lamarche</i>	It's not easy, as there are a lot of moving parts. We've found some efficiencies in departments, but they're offset by rising contract costs, so it's been a challenge.
<i>R. Mashohn</i>	Internally, we've really focused on improving budgeting, like spreading multi-year project costs over time to avoid double dipping. This has led to some big improvements. Where we're facing challenges is with potential increases in service agreements, which we're now working with external parties to better understand. Eric and his team have made great progress, saving hundreds of thousands, but it's a balance of wins and setbacks.
<i>Chair R. Ould</i>	So with the service agreements, you're just trying to understand them better since you don't have direct control, right?
<i>R. Mashohn</i>	It's hard to answer that but myself, Val, and Ernest will be meeting with the City of West Kelowna next week and reviewing the Fire Service Agreement. It's tricky with their cost allocations, and while we'll push back, any increases on their end will affect us. Those are the main issues we're dealing with right now.
	<u>PROPERTIES, INFRASTRUCTURE & ENGINEERING-Housing Strategy Update</u> The Report and Powerpoint is attached to these minutes as EXHIBIT "C."
<i>S. Gilroy</i>	My only concern after reading this is how this will affect the non-members living on the reserve.
<i>G. Dimmick</i>	This is a member-focused project. Other issues, like non-member housing, will be addressed through zoning amendments for more flexibility. This project is about setting goals and actions to support our members. The view is a long-range plan and goes till 2041 but we re-review it every 5 years to see where we are at.
<i>Chair R. Ould</i>	Our main concern is, like Steve said how will it affect us?
<i>G. Dimmick</i>	At a high level it won't affect non-members, it's focused on evaluating the current member housing situation and identifying key challenges, like reliability, limitations, portability, supportive housing, and funding. WFN has really focused on these as ways to provide housing, but the land base is very limited.



<i>J. Beaton</i>	Will the Pine Acre property be for housing once it has been taken down.
<i>G. Dimmick</i>	Under our prioritized housing goal, the focus is on land use decisions. One action is developing a community core plan, centered around Pine Acres and nearby services. This long-term strategy will include housing and other member services. While no decisions have been made about using Pine Acres for housing, it's a great opportunity given its central location.
<i>M. Wilding</i>	Regarding unused CP lands, will they be included in the land use plan? I was thinking the land could potentially be used for housing.
<i>G. Dimmick</i>	The goal is to look at CP land for opportunities. The neighbourhood plan could define areas for community or CP-held land, potentially for higher-density housing. This would allow CP holders or lessees to build, and we're also considering a housing reserve fund to buy CP land for member housing. This plan helps us approach the membership with a clear purpose—buying land to support housing goals, not just to buy land.
<i>S. Gilroy</i>	I just have seen some CP lands that I would say are misused and would be better-taken care of by WFN and used for the community.
<i>G. Dimmick</i>	Yeah, there's a big funding aspect to consider, as we need fair value. What we're aiming for with the housing strategy, land use law, and community plan is to have a structure in place, so we can clearly explain to the membership why we want to take certain actions.
<i>Chair R. Ould</i>	The staff report provides a comprehensive overview, and if further details are required, we can refer to the presentation. We had asked the finance department about how much the new growth will contribute to this years tax revenue and they said you might be the best person to ask.
	Graeme shared a graph of the building permits from 2005-2024 and we see each year change as each project is at a different stage. But wasn't able to provide a proper answer at this time.
	<u>Development update</u> is attached to these minutes as EXHIBIT "D."
<i>G. Dimmick</i>	Reviewed the current development project updates. Starting with IR10
<i>Chair R. Ould</i>	Do you know if they'll be adding a light or traffic circle at Westside Rd and Old Ferry Wharf Rd? There's a lot of traffic coming through there.
<i>G. Dimmick</i>	Originally, we thought a traffic circle would work, but studies show the



	<p>traffic in that area is increasing significantly, especially looking ahead to 2045. It's a complicated issue, not a simple fix, but developers have contributed funds for the improvement.</p>
<i>S. Gilroy</i>	<p>Regarding the land we have discussed in the past will this still be townhomes?</p>
<i>G. Dimmick</i>	<p>We are still holding them to their first design, which was the townhomes.</p> <p>Continued to review the development updates</p>
<i>J. Beaton</i>	<p>What type of parking will the new building on Carrington Rd. have.</p>
<i>G. Dimmick</i>	<p>They must follow our parking regulations, which require a certain number of stalls based on the number of bedrooms. It's a challenging struggle, but they must follow our parking regulations. We're moving toward a system where parking rules are set, but traffic engineers can conduct a study if they wish to adjust the requirements, either increasing or decreasing them. However, any changes would still need approval. It's not as simple as just having an engineer say no parking is needed.</p> <p>Continued to review ir9</p> <p>We are also developing a policy and working on how WFN wants to handle cell towers.</p> <p>We're also supporting the regional operation center, with training coming up again. Multiple staff members are trained and actively participate in the EOC, so when it opens, we won't need to handle everything together.</p>
<i>J. Beaton</i>	<p>I think I read in the report about the Royal Bank regarding their lease. Is WFN considering taking that back when their lease comes up?</p>
<i>G. Dimmick</i>	<p>I'm not sure that would be a question for property management.</p>
	<p><u>TAXATION DEPARTMENT Letter received By Chair R. Ould regarding Homeowner Grant Audit- letter from Emma Dovell is attached to these minutes as EXHIBIT "E."</u></p>
<i>E. Dovell</i>	<p>At tax time, we found many people listed their properties as their mailing address but actually lived elsewhere, like Surrey or Alberta. This led to a full audit to ensure everyone receiving grants actually lives here.</p> <p>Last year, we sent letters to 3,900 people who got homeowner grants. We'll follow up with those who haven't responded by the end of March and email</p>



	<p>those we have contacts for, including Snowbirds, so they can still fill out the forms.</p> <p>We've processed 1,500 submissions and reviewed 600 in detail, declining about 20, mostly from Surrey, Alberta, and a few from Kelowna. Some people get upset when asked for their driver's license, but it's necessary.</p>
<i>Chair R. Ould</i>	My main concern is for the snowbirds that aren't here to receive their letter and will miss the deadline.
<i>E. Dovell</i>	As long as we have an email, we will send an email with a reminder closer to the due date.
<i>Chair R. Ould</i>	How do we catch the ones that fall through the cracks?
<i>E. Dovell</i>	Anyone we decline will receive a letter explaining why, with the opportunity to appeal. If they feel they deserve the grant, they can appeal to Earnest. If they were out of town or have proof they live here, they can appeal, and all will be resolved.
<i>M. Wilding</i>	Will you do full audits every year going forward?
<i>E. Dovell</i>	Probably not, but going forward, starting in 2024, new homeowners will need to provide ID proving they live there. We'll also conduct random audits, similar to the province's approach, so it won't be everyone every year.
	<u>WESTBANK FIRST NATION EXPENDITURE AMENDING BYLAW 25-TX-01</u> Staff report is attached to these minutes as EXHIBIT "F."
<i>Chair R. Ould</i>	For those of us who've been around a while, we knew this day would come. Now that the grants and funding are in place, it's time to tear this down. As far as I'm concerned, it's straightforward. Where was the money coming from again?
<i>E. Jack</i>	It will be coming from the contingency fund.
<i>R. Mashohn</i>	The good news is that \$238,000 will go towards this project. After everything settles, we'll need to take \$442,000 from the reserve. Initially, Indigenous Services Canada (ISC) granted \$97,000 for asbestos removal, which reduced the total cost. They also provided an additional \$141,000 for general removal, bringing the total funding to \$238,000. This will help reduce the net amount needed, but we had to start the process.
MOTION	MOVED BY M. Wilding



	<p>Seconded by J. Beaton THAT the Advisory Council hereby approves the amending bylaw 25-TX-01 CARRIED</p>
	<p><u>ADMINISTRATION-AGM Discussion and Planning</u></p>
C. Brogan	<p>We're looking at \$17-20 per person for food, with these options:</p> <ul style="list-style-type: none"> • Chili and Bannock or stew and Bannock • Baked chicken, rice, and salad • Build-your-own burger <p>The advisory chose to have stew and Bannock served at the AGM.</p> <p>Jen mentioned about 350 people, so we'll plan for that—better to have more than less. Also, I'm working on the mail-out for the flyers. This year, we'll send the AGM invite to all residents, using all the addresses we have on file, not just taxpayers.</p> <p>The front line will be helping us handle the mail out instead of using a third party to send them out to the community.</p>
Chair R. Ould	Will Chief Louie be attending?
C. Brogan	I have sent out an invitation, I am still just waiting for a response.
	<u>Donation Discussion</u>
MOTION	<p>MOVED BY A. Dion Seconded by S. Gilroy THAT the Advisory Council hereby approves of Donation to the West Kelowna foodbank. CARRIED</p>
DISTRICT REPORTS	
Steve Gilroy	<u>Lakeridge</u>
	Nothing at this time.
<i>Mike Wilding</i>	<u>Prairie</u>
	The only issue we have seen is the flooding and Graeme has written a letter regarding the issue and noting the tenant needs to contact the CP land owner to resolve this issue.
<i>C. Brogan</i>	I know no one likes lawsuits, and it's a huge waste of money, but unfortunately, the reality is that he would likely win. While she might not have much money, there are still options. If she has property or income,



	<p>wages can be garnished, and compensation can be recovered even if she doesn't have immediate funds. I understand not wanting to go the legal route—especially with the \$5,000 retainer—but it may be the only option, just like it would be off reserve.</p> <p>Sun Village Holdings has an easement over Barb Hill's lot, allowing access within that area. If other activities on the lot affect the easement, there are options for recourse. Sun Village Holdings should work more closely with Merv or get a legal expert involved.</p> <p>I just want to reiterate that we filed complaints with both the Department of Fisheries and Oceans, through their waterway reporting hotline, and with the resource officers at Environment Canada.</p>
<i>Action</i>	Email letter to Chair R. Ould and Chloe that Graeme Dimmick sent, Chloe to look into the case number from Jolene/LOE's
<i>Allen Dion</i>	<u>Lakeshore</u>
	Raised the concern about having someone living in the 55 plus complex and they are under the age, as well as causing issues in the complex. I'm having issues finding a contact for the land lord or contact to address this issues as the tenant is causing issues in the complex
<i>Alyssa</i>	I have reached out to the administration that handles the residential tenancy act and hopefully I can get some answers to help point you in the right direction.
<i>Jancie Beaton</i>	<u>East Boundary</u>
	I have had two calls one was for Chair R. Ould but I was able to handle it, and my other call was regarding the Clean BC but we have added it to additional Business
<i>Chair R. Ould</i>	<u>Old Okanagan</u>
	Nothing at this time.
ADDITIONAL NEW BUSINESS ITEMS	
	<u>CleanBC Energy Savings Program</u>
J. Beaton	I received a call from someone at the Shoreline Building and mentioned the CleanBC Energy program, which he's worked on in nearby mobile home parks. The program upgrades insulation and adds improvements under the skirting of mobile homes. It's aimed at low-income households, offering up to 95% back on the cost, plus a \$250 gift card. On non-WFN land, you need to show your income to qualify, but on WFN land, there's no income requirement. The program is also available to WFN members who don't live



	on reserve land.
Chair R. Ould	Is he just hoping for us to put the word out?
J. Beaton	Yes. I can't post anything in Sage Creek because they won't allow it. He's trying to get involved, so he emailed me again saying he spoke with CleanBC. They mentioned that the Advisory Council could sign off on the project and oversee it. He's suggesting the Advisory Council could do this for each area, and it wouldn't require much work. He asked me to set up a call, but I've already forwarded the information to WFN.
C. Brogan	I believe this falls under Property Management. I've reached out to the manager regarding their inquiries but haven't heard back yet. I or Jen will follow up.
	The next meeting will take place on March 14 th in the First Floor Boardroom for a Special Advisory meeting.

Items Requiring Closure

Items that still require closure include the following:

- Emma will provide some more details regarding the homeowner grant for the next meeting. (Will be a for your information)
- Email letter to Chair R. Ould and Chloe that Graeme Dimmick sent, Chloe to look into the case number from Jolene/LOE's

stqa?tx'w'niw' sqilx'w (Westbank First Nation) The people (sqilx'w) living where wind blows (niw't) and forms swamps or puddles alongside a large lake (stqa?tk'w'). 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 x'w'at' mnik, the area closer to IR#10 and many other areas that have specific place names.