

	<p style="text-align: center;">stqaʔkʷłníw̓t WESTBANK FIRST NATION 515 Highway 97 South Kelowna, B.C. V1Z 3J2 Phone: (250) 769-4999 Fax: (250) 769-4377 www.wfn.ca</p> <p style="text-align: center;"><i>Community. Leadership. Pride.</i></p>	<p style="text-align: center;">MINUTES ADVISORY COUNCIL</p> <p style="text-align: center;">sʔaslásq'ət, sknir'mn (Tuesday, February) 9, 2021</p> <p style="text-align: center;">Approved pæckttán (March) 9, 2021</p>
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Meeting took place via the Zoom meeting platform.

ADVISORY COUNCIL MEMBERS:

John Cole (Chair)	Prairie District
Ludwig Teichgraber	East Boundary District
Rick Ould	Old Okanagan District
Steve Gilroy	Lakeridge District
Michael Trenn	Lakeshore District

WFN STAFF MEMBERS:

Raf De Guevara	Director of Intergovernmental Affairs/ Title & Rights Department
Carla Znak	səxʷk'ətq'əq'aym (Recording Clerk)
Graeme Dimmick	Senior Planner
Derek Corning	Infrastructure Engineer

REGRETS:

Jeniffer Bellingham	Self Government Implementation Coordinator/ Researcher
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CALL TO ORDER	Agenda is attached to these minutes as Exhibit "A".
<i>J. Cole</i>	Called the meeting to order at 9:02 a.m.
	<u>Motion to Adopt the Agenda of sknir'mn (February) 9, 2021</u>
MOTION	MOVED BY R. OULD Seconded by L. Teichgraber THAT the Advisory Council hereby approves the agenda of sʔaslásq'ət, sknir'mn (Tuesday, February) 9, 2021. CARRIED
	<u>Recognition of any Absences</u>
	There were no absences.
	<u>Motion to Adopt the Minutes of spáqtan (January) 12, 2021</u>
MOTION	MOVED BY S. GILROY Seconded by M. Trenn THAT the Advisory Council hereby approves the minutes of sʔaslásq'ət, spáqtan (Tuesday, January) 12, 2021. CARRIED



	<u>Cancellation of 2021 Annual General Meeting (“AGM”)</u>
<i>J. Cole</i>	We are on the verge of canceling our AGM for the second year in the row. Asked if this proposal is a definite cancellation or if we can wait and see if the restrictions change within a certain time. We are likely getting close to having to decide on this since the AGM is quickly approaching.
<i>R. De Guevara</i>	We could either wait a month to decide or start to put together a package now. It is fairly certain that it will not proceed, given the circumstances and the age of the residents. If the Advisory Council’s preference is to provide the information to the community then we will assist in coordinating a package to be delivered to all the residents.
<i>J. Cole</i>	The information packages would be in lieu of the AGM. Since we are not held to the date of the meeting and can get the packages out later, suggested we address it again at the next meeting.
<i>R. De Guevara</i>	In response to R. Ould, we can push the AGM to September if that is what the Advisory Council decides. If we receive vaccinations that would take us to June. The concern is that those who are not vaccinated may attend and potentially spread COVID-19. In an effort to avoid this, the Advisory Council could consider delaying the AGM another year.
	Several Members suggested that a Zoom call be done in lieu of the AGM.
<i>J. Cole</i>	This is something we can take into consideration but I like the idea of having a package with detailed information on the Advisory Council, RDCO, elections, etc. This would be a way to improve our communications with the community and better inform them of the Advisory Council.
<i>R. De Guevara</i>	The Zoom meeting would look a lot different than what is delivered at the AGM. The departments usually attend in person but this could not occur via Zoom, only the message from the Chief and Advisory Council.
<i>S. Gilroy</i>	We could have the similar presentations delivered via Zoom and then provide links for more information on the website. I was looking at cost savings to the Advisory Council. We could send out a postcard announcing the Zoom AGM.
<i>R. Ould</i>	There is concern with the age of the residents and their comfort with attending a Zoom meeting and whether this would impact attendance.



<p><i>J. Cole</i></p>	<p>We could record a professional video and post to the website. We would need the Communications Department to assist in this.</p> <p>In response to L. Teichgraber, the meetings I attend via Zoom do not allow questions, otherwise we would never get through the meeting.</p>
	<p>The Advisory Council agreed to table this discussion to the next meeting in March.</p>
	<p><u>Donation</u></p>
<p><i>R. De Guevara</i></p>	<p>Confirmed that the donation went out last month.</p>
<p><u>District Report</u></p>	<p><u>Lakeridge Report</u></p>
<p><i>S. Gilroy</i></p>	<p>We ran into an insurance problem when a resident was renewing a mortgage because of a dual names on the sublease at Lakeridge. Some insurance companies will not insure or indemnify WIPCO or Lakeridge. In 2016 Lakeridge was added to the lease agreement. It is not a major problem but it does limit the number of insurance companies willing to insure.</p> <p>We are in the midst of a new lease by the end of Spring but awaiting more information on it.</p> <p>I am still working on the fresh water problem coming into a residence's basement. He has tested his own home ruling out any issues within. It still needs to be determined where the water is coming from. It was brought to my attention that a similar issue transpired a few years ago with a leak from a house that affected another residence three doors down. So far there has been good communication with Lakeridge and WIPCO to work to resolve this.</p> <p>There are trees tagged on the lower ridge of Abel Street near Bayview Court and wondered why these were tagged. Could it have to do with a development?</p>
<p><i>R. De Guevara</i></p>	<p>Suggested to ask G. Dimmick about this. If he is not aware, then we can contact our Forestry Department.</p>
<p><i>R. Ould</i></p>	<p>Noted that the insurance problem is very common. In Bayview residents have paid to rewrite the leases which solved the problem.</p>
<p><i>Staff entered</i></p>	<p>G. Dimmick entered the meeting at 9:24 a.m.</p>
	<p><u>Comprehensive Community Plan ("CCP") Update</u></p>
<p><i>G. Dimmick</i></p>	<p>Provided an update on the CCP. WFN has been working with a</p>



	<p>consultant out of Vancouver, Dillon Consulting, who have created a 13-phase approach. We have been working through Zoom mostly.</p> <p>In November we gave them a tour of WFN to help them see WFN and get a feel for the community. We have also asked questions of Membership, Elders and staff to get feedback and to see what their understanding of the CCP. This has been a big education step. The first round of consultation was recently completed. The next phase will include a summary of their work to date and will deliver this to Council in early March. Once we receive that summary we will should be able to bring that to the Advisory Council.</p> <p>In response to J. Cole, there is a Community Plan itself and also a <i>Community Plan Law</i>. Part of that law requires that the CCP be adopted by a certain date, which I believe is the end of 2021 after taking it to the Membership for a vote. We hope to have a draft of it by the Fall.</p>
<i>J. Cole</i>	Questioned if there would be a draft that could be mailed out to the residents for their awareness, and possible comment, when we mail out our information package.
<i>G. Dimmick</i>	If it is not ready we could provide some information to be shared.
<i>R. De Guevara</i>	We may be able to share a summary to them. We want to be mindful that it is for information purposes and not consultation. Feedback is sought from the Membership only.
	<u>Capital Projects Update</u>
<i>G. Dimmick</i>	<p>Since the last update, there is not a lot to add. If the Advisory Council would like, we could prepare a current development project presentation that separates the WFN capital projects from developments at a future meeting.</p> <p>In response to J. Cole, I could be available to meet via Zoom to provide details of ongoing projects to residents if given a couple of weeks' notice.</p>
<i>S. Gilroy</i>	Requested information on the tagged trees near Abel Street in the open area.
<i>G. Dimmick</i>	Shelter Bay development has recently signed their development permit and need to extend water services from Bayview Court. They are having a pre-construction site meeting this week and should start construction shortly. I suspect that the tagging is related to the sewer lines but would have to confirm.



	In response to S. Gilroy related to his inquiry about 3,600 micro suites on the left side of Old Ferry Wharf Road, we do not have any applications on properties in that area. There has been a continuance of interest in developing there but we have not received any confirmed interest. That area is zoned very high density.
<i>Staff left</i>	G. Dimmick left the meeting at 9:40 a.m.
<u>District Report</u>	<u>Lakeshore Report</u>
<i>M. Trenn</i>	Nothing to report this month. Confirmed that he will follow up and report back to the Advisory Council on the dispute between two CP holders on Old Boucherie arguing where the property line and the resident being required to move.
<u>District Report</u>	<u>East Boundary Report</u>
<i>L. Teichgraber</i>	Nothing to report this month. I am looking forward to the distribution of the information package so they know who their representative is, possibly initiating some engagement. Having a representative that lives there would be most desirable. In the package we could inform the residents that we are looking for a representative that resides in this district, if it is even possible. Can we consider calling an election or ask for a recommendation to appoint a resident that lives in the district to replace me? We will need to investigate this further to see what is possible to have a different representative for the area.
<i>J. Cole</i>	Will provide Bonnie's contact information to L. Teichgraber. She is in Sage Creek and has been able to resolve some issues there. She may be interested in a future position on the Advisory Council. She seems to have a community sense and is trying to work with the owner to establish an association to address community issues. Bonnie may be a great resource in getting information out to the residents.
<i>J. Cole</i>	Residents tend to be very particular as I have tried several times to talk to residents there. I posted a few things there in the past and they were quickly removed.
<u>District Report</u>	<u>Old Okanagan Report</u>
<i>R. Ould</i>	Nothing to report and no pending issues. Sought clarification as to when WFN's Law Enforcement Officers ("LEO"s) would attend a call rather than RCMP.
<i>R. De Guevara</i>	LEOs should attend if called but if it is an RCMP matter then they



	would contact the RCMP. If a resident calls the RCMP, then the RCMP will show up. 911 calls are only responded to by RCMP, unless LEOs are notified separately. LEOs work with the RCMP in that they can be the eyes for the RCMP in many instances in order to more quickly resolve issues on reserve.
District Report	Prairie
<i>J. Cole</i>	<p>I am working on a matter related to the poor condition of Boucherie Road exiting South. Development Services advised it is a Ministry of Transportation and Infrastructure (“MOTI”) road. The concerned Sonoma Pines resident will be in touch with the MOTI as to an estimated timeline for the road repairs.</p> <p>I attended the monthly Sonoma Pines Zoom meeting. Information and their minutes are also posted on their website.</p>
DIRECTION	Recording Clerk to make a request from G. Dimmick for a color coded map that clearly identifies WFN roads and MOTI roads.
RECESS	The meeting recessed at 9:57 a.m.
RECONVENED	The meeting reconvened at 10:04 a.m.
<i>Staff entered</i>	D. Corning entered the meeting at 10:04 a.m.
	<u>WFN Capital Plan Overview</u> Presentation from D. Corning is attached to these Minutes as Exhibit “B”.
<i>D. Corning</i>	<p>Overviewed the five year capital plan with the Advisory Council. Details of the developments included: <u>Louie Drive/Old Okanagan Highway:</u></p> <ul style="list-style-type: none"> - Lighting and sidewalks with bike lanes on both sides of the road. - Anticipate construction to start in early Spring. - A 4-way stop will be done in tandem with the other work.
<i>R. Ould</i>	West of Butt Road and Old Okanagan, there is a large area towards Daimler Road leading down to the school with no sidewalks. It is a critical area to look at installing sidewalks due to the high risk of students walking to school.
<i>D. Corning</i>	This area is in the sidewalk plan for the future. There were several elements considered when prioritizing. One of the considerations was if an area had a higher potential for development it would be more delayed so that the developers could pay for the sidewalks, minimizing an increase to taxes. The other issue is part of this section is within the West Kelowna city limits. I could bring the sidewalk priority plan for the Advisory Council.



<p><i>D. Corning</i></p>	<p><u>Old Okanagan Highway/Bayview:</u></p> <ul style="list-style-type: none"> - Sidewalk will directly connect from Old Okanagan Highway and Louie Drive through Hawks Landing. <p><u>Carrington and Elk Road:</u></p> <ul style="list-style-type: none"> - This is a developer project. - Sidewalk will be completed in front of hotel up to the edge of the other sidewalk. - 4-way stop will be installed. - Each leg of the intersection will only have a single lane and adjustments made to the curb. The left turn lanes will be eliminated. - Additional work is needed on the traffic circle. - Lighting and bike lanes will be on both side between Butt and Elk Roads. <p><u>IR 10:</u></p> <ul style="list-style-type: none"> - The developer will be implementing a multi-use path and lighting along Campbell Road up to the bridge. Water main upgrade and services to Campbell Place. Work will be done in the Spring. The water line required a right away. - Ariva will complete their frontage along with sidewalk, bike lanes and lighting on Old Ferry Wharf Road. To be completed this summer.
<p><i>D. Corning</i></p>	<p>In response to R. Ould regarding why West Harbour was not required to do these improvements, it is a bit more difficult and the developer needs to see the benefit. Our law only requires the frontage to be completed but if the developer is open to doing the work there is the road DCC credit program.</p>
<p><i>D. Corning</i></p>	<p>Continued with the overview and provided an update on the Community Core improvements:</p> <ul style="list-style-type: none"> - Develop a park space and expanding memorial space. - Improve parking lot, drop off area and lanes. - This is a phased two year project that will require Membership consultation. - We are working to implement Indigenous history and culture into the area. - Estimated total cost is \$3.7 million with a proposed taxation of 50% of the project cost.
<p><i>D. Corning</i></p>	<p>All projects will come to the Advisory Council for review once details are determined. These are categorized into three priorities: A, B, and C as identified in the attached exhibit. Projects for completion this year include:</p>



	<ul style="list-style-type: none"> - Pine pavilion improvements; - WFN Gym HVAC system requires replacement; - Lindley Building 1st floor and 2nd floor renovations for better use of space; - Upgrade to the multi-purpose kitchen; - Repairs to the Youth Centre exterior due to damage done by woodpeckers; - Continuous pavement management projects; - Sidewalk projects at various locations; - Intersection upgrade at Old Okanagan Highway/Shannon Lake sidewalk. We have applied for a grant to cover 75% of the cost of this; - I.R. #10 reservoir capacity; and - Phase 2 of the water meter installation.
<i>Staff left</i>	D. Corning left at 10:34 a.m.
<i>R. De Guevara</i>	In response to L. Teichgraber, budget discussions will be on the agenda at the next meeting.
	<u>Next Meeting</u>
	The next meeting will take place on March 9, 2021 at 9:00 a.m.
ADJOURNMENT MOTION	MOVED BY R. OULD Seconded by M. Trenn THAT the Advisory Council meeting be adjourned. CARRIED The meeting adjourned at 10:35 a.m.

<u>Items Requiring Closure</u>
Items that still require closure include the following: <ul style="list-style-type: none"> • Temporary loan approval update to be provided in the next few months.

These minutes are certified correct:

 John Cole

 Ludwig Teichgraber

 Rick Ould

 Michael Trenn

 Steve Gilroy