



## MINUTES

of the Regular Meeting of the Council of the Village of Chase  
held in the Council Chamber at the Village office at 826 Okanagan Avenue, and via Zoom  
on Tuesday, October 24, 2023 at 4:00 p.m.

**PRESENT:** Mayor David Lepsoe  
Councillor Colin Connett  
Councillor Ron Harder (via Zoom)  
Councillor Jane Herman  
Councillor Fred Torbohm

**In Attendance:** Joni Heinrich, Chief Administrative Officer  
Sean O'Flaherty, Director of Corporate Operations  
Deb Lovin, Chief Financial Officer

Public Participants: 9 in-person, 2 via Zoom

### 1. CALL TO ORDER

Mayor Lepsoe called the meeting to order at 4:05 p.m.

Mayor Lepsoe made two announcements:

- November 8 is National Aboriginal Veterans Day
- Vic Skjeie, long time resident of Chase and former Council member passed away

### 2. ADOPTION OF AGENDA

Moved by Councillor Herman

Seconded by Councillor Torbohm

**“THAT the agenda of the October 24, 2023 Regular Meeting be adopted with the addition of Item 9.7, “UBCM Grant opportunity – Fire Department Equipment.”**

**CARRIED**

**#2023/10/24\_001**

### 3. ADOPTION OF MINUTES

3.1 Minutes of the October 10, 2023 Regular Meeting

Moved by Councillor Torbohm

Seconded by Councillor Herman

**“THAT the minutes of the October 10, 2023 Regular Meeting be adopted as presented.”**

**CARRIED**

**#2023/10/24\_002**

### 4. PUBLIC HEARINGS

None

### 5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

Issues raised by the public included:

- A low cost seniors housing complex should be built in Willson Park – it is underutilized and close to the medical facilities
- Administration does not have time to be taking courses on Indigenous cultural safety and humility when they should be focussing on taking care of our community

- Allowing a seniors facility to be built on the Arena Lands is taking that last potential piece of recreational property away from the community – this could be detrimental to our youth in the future
- Council is being asked to be aware of Fortis' push for fossil gas usage by promoting Renewable Natural Gas – should consider other heating options especially in light of the Province's zero carbon step code

## 6. DELEGATIONS

Mona Murray of Encore Seniors Society introduced Garry Limpricht and Shirley Culver and explained that Council in 2020 approved the long term lease of a portion of the Arena Lands for a low cost seniors rental project, unfortunately funding did not come through at that time. BC Housing is once again inviting proposals, and Encore believes that Chase is a prime community for this type of project:

- 37% of Chase residents are over 65 while in the TNRD the percentage is 20% and it is even lower Province wide
- 30% of the units would be rented at market rates, 50% would be rented at a cost geared to income, and 20% would be deep subsidy rental units
- Encore is grateful for the land, and will be paying Development Cost Charges and taxes as any other developer is required to do

Comments from members of the gallery and Council members included:

- Location is too close to schools and would be noisy
- What other properties were considered?
- What does the Village get for this?

Ms. Murray explained that seniors enjoy the sound of children playing, a facility such as this means that seniors can move out of their existing homes which frees them up for young families.

## 7. REPORTS

### a) Mayor and Council Reports

#### Mayor Lepsoe

- October 12 attended a TNRD regular Board meeting
- October 13 attended a TNRD Committee of the Whole meeting
- October 19 went on a tour of Trinity Dairies near Enderby, the tour being organized by the Shuswap Watershe Council to show the council members best practices regarding phosphorous near streams
- October 24 attended a Council roles and responsibilities workshop

#### Councillor Herman

- October 10 attended regular meeting of Council
- October 13 did a ride-a-long with Citizens on Patrol
- October 16 attended a Climate Action Committee meeting
- October 18 attended a 'Choose Chase' meeting
- October 10-18 took part in planning for the upcoming Community meeting on November 1
- October 19-20 consulted with Chase Country Christmas committee member regarding parade and events to be held December 1 and 2
- October 24 attended Council roles and responsibilities workshop

Councillor Connett

- October 10 attended Regular meeting of Council
- Attended Climate Action Committee meeting October 16
- Attended Council roles and responsibilities workshop October 24

Councillor Harder

- October 10 Regular meeting of Council
- Answered phone calls and emails from constituents

Councillor Torbohm

- October 10 Council meeting
- October 18 met with Sgt. Kennedy regarding the proposed Cannabis Store
- Was informed by Sgt. Kennedy that property crimes are down recently as a result of many of the criminals being in jail
- Attended Shuswap Trails Working group meeting October 20 – was informed that the grant for the Chase Falls trail works has been received and it is anticipated the work will be done in the Spring of 2024
- Responded to emails, reviewed agendas and met with staff as required

Moved by Councillor Herman

Seconded by Councillor Harder

**“THAT the reports from Council members be received for information.”**

**CARRIED**

**#2023/10/24\_003**

**8. UNFINISHED BUSINESS**

8.1 2-Year Permissive Tax Exemption Bylaw No. 931-2023

Moved by Councillor Torbohm

Seconded by Councillor Herman

**“THAT the 2024 through 2025 Village of Chase Permissive Tax Exemption Bylaw No. 931-2023 be adopted.”**

**CARRIED**

**#2023/10/24\_004**

8.2 4-Year Permissive Tax Exemption Bylaw No. 932-2023

Moved by Councillor Connett

Seconded by Councillor Torbohm

**“THAT the 2024 through 2027 Permissive Tax Exemption Bylaw No. 932-2023 be adopted.”**

**CARRIED**

**#2023/10/24\_005**

**9. NEW BUSINESS**

9.1 Development Variance Permit DVP#2-2023, 316 MacPherson Street

Moved by Councillor Connett

Seconded by Councillor Harder

**“THAT Council accept the application for a DVP at 316 MacPherson Street and direct Administration to draft a Development Variance Permit and initiate the referral process.”**

**CARRIED**

**#2023/10/24\_006**

- 9.2 Development Variance Permit DVP#3-2023, 1182 Currie Avenue  
Moved by Councillor Herman  
Seconded by Councillor Connett  
**“THAT Council accept the application for a DVP at 1182 Currie Avenue and direct Administration to draft a Development Variance Permit and initiate the referral process, requesting information from the applicant as to their motivation for this variance request.”**  
**CARRIED**  
**#2023/10/24\_007**
- 9.3 Oncore Seniors Society – Affordable Seniors Housing  
Moved by Councillor Herman  
Seconded by Councillor Torbohm  
**“THAT the item regarding the proposed affordable housing project be deferred.”**  
**DEFEATED**  
**Councillors Connett, Harder and Torbohm OPPOSED**  
**#2023/10/24\_008**
- Moved by Councillor Torbohm  
Seconded by Councillor Herman  
**“THAT Council provide a letter of support for the project.”**  
**CARRIED**  
**#2023/10/24\_009**
- 9.4 Art Holding Memorial Arena – Budget Amendment  
Moved by Councillor Torbohm  
Seconded by Councillor Herman  
**“THAT Council authorize a budget amendment by increasing the “Capital Building Maintenance” for the Arena by \$50,000 and by increasing the ‘Transfer from capital surplus’ by \$50,000 to fund the additional expenses necessary at the Arena.”**  
**CARRIED**  
**#2023/10/24\_010**
- 9.5 Indigenous Cultural Safety and Cultural Humility Training Grant  
Moved by Councillor Herman  
Seconded by Councillor Torbohm  
**“THAT Council approve the submission of a grant application to the Community Emergency Preparedness Fund under the Indigenous Cultural Safety and Cultural Humility Training program to secure funding to a maximum of \$30,000 to facilitate training opportunities for the Village staff and elected officials.”**  
**CARRIED**  
**#2023/10/24\_011**
- 9.6 Correspondence from the Chase Environmental Action Society regarding RNG  
Moved by Councillor Torbohm  
Seconded by Councillor Herman  
**“THAT the correspondence from the Chase Environmental Action Society regarding Fortis’ proposal for Renewable Natural Gas (RNG) be received as information.”**  
**CARRIED**  
**#2023/10/24\_012**

9.7 UBCM Grant Opportunity – Volunteer & Composite Fire Departments – Equipment and Training

Moved by Councillor Torbohm

Seconded by Councillor Connett

**“THAT the Village of Chase Council support the proposed application for \$30,000 to go toward the purchase of a new air compressor for the Village’s Fire Department with the remaining amount needed to be considered by Council during 2024 budget discussions.”**

**CARRIED**

**#2023/10/24\_013**

**10. NOTICE OF MOTION**

None

**11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS**

Issues raised included:

- Can speed limits be reduced on Pine Street or some sort of enforcement be done – lots of people speed along Pine Street
- Is there money in Council’s budget to put in a cell tower in Chase as the cell service is very poor
- There are likely some local Indigenous members who could provide training in relation to cultural safety and humility
- Concerns raised about the state of the cemetery and in particular one grave site that sunk and required 21 pails of dirt to level – better care should be taken at the cemetery – head stones in new section are not placed properly
- What is the status of the street sweeper as it would be great to have the streets swept in the downtown area before Chase Country Christmas
- When is the Village hiring a person to replace Mr. Spencer?
- What is the involvement of the Recreation Society in our community? Why are they permitted to operate the Arena and make a profit when Village staff should be operating the Arena

**12. IN CAMERA**

None

**13. RELEASE OF IN CAMERA ITEMS**

None

**14. ADJOURNMENT**

Moved by Councillor Harder

Seconded by Councillor Herman

**“THAT the October 24, 2023 Regular Meeting be adjourned.”**

**CARRIED**

**#2023/10/24\_014**

The meeting concluded at 5:17 p.m.

---

David Lepsoe, Mayor

---

Sean O’Flaherty, Corporate Officer