



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
on Tuesday, April 9, 2024 at 4:00 p.m.

PRESENT: Mayor David Lepsoe
Councillor Colin Connett
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
Mike McLean, Deputy Corporate Officer
Brian Lauzon, Fire Chief

Regrets: Councillor Dan Stevens

Public Participants: 14 in-person, 6 virtual

1. CALL TO ORDER

Mayor Lepsoe called the meeting to order at 4:00 pm.

2. ADOPTION OF AGENDA

Moved by Councillor Herman
Seconded by Councillor Connett

"THAT the agenda of the April 9, 2024 Regular Meeting be adopted as presented."

CARRIED

#2024/04/09_001

3. ADOPTION OF MINUTES

3.1 Minutes of the March 26, 2024 Special Meeting

Moved by Councillor Herman
Seconded by Councillor Torbohm

"THAT the minutes of the March 26, 2024 Special Meeting be adopted as presented."

CARRIED

#2024/04/09_002

3.2 Minutes of the March 26, 2024 Regular Meeting

Moved by Councillor Connett
Seconded by Councillor Torbohm

"THAT the minutes of the March 26, 2024 Regular Meeting be adopted as presented."

CARRIED

#2024/04/09_003

3.3 Minutes of the April 2, 2024 Special (Budget) Meeting

Moved by Councillor Torbohm
Seconded by Councillor Herman

**“THAT the minutes of the April 2, 2024 Special (Budget) Meeting be adopted
as presented.”**

**CARRIED
#2024/04/09_004**

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

Tiare Phillips of 229B Brooke Drive spoke about the remedial action requirement at 229B Brooke Drive.

James Mintz of 813 Okanagan Avenue spoke about water and sewer rates noting that not everyone's utility bills increased by the same amount.

Bill McKenzie of 209 Beach Crescent spoke about water meters and the potential for dedicating a staff member to focus on completing the backlog of defective or non-functional meters.

6. DELEGATIONS

None

7. REPORTS

Mayor Lepsoe

Mar. 26 – Attended Special/Regular Council meeting

Mar. 27 – Attended Salmon Arm wildfire mitigation town hall meeting

Mar. 31 – Attended Easter activities at Willson Park

Apr. 2 – Met with MP Mel Arnold along with CAO, discussed regional support for Mill Park Boat Launch

Apr. 2 – Attended Special Council meeting

Apr. 3 – Met with Art Holding Memorial Arena manager, discussed potential for different ice system, various savings and possible upgrades

Apr. 8 – Attended Chase and District Festival Society meeting, the Mayor's Night sponsored by Mayor Lepsoe will be July 2

Councillor Torbohm

Mar. 26 – Attended Special/Regular Council meeting

Apr. 2 – Attended Special Budget meeting

Reviews of agendas, monitoring emails, answering questions from local residents, and consulted with staff as required.

Councillor Herman

Mar. 26 – Attended Special/Regular Council meeting

Mar. 28 – Attended planning meeting for Walk for Alzheimer's on May 25

Apr. 2 – Attended Special Budget meeting

Apr. 7 – Met with Haldane teacher Ms. Jacobsen regarding a classroom local government program during Local Government Awareness Week May 12-18th

Apr. 8 – Attended Chase Festival Society Meeting

Apr. 9 – Attended meeting re Chase Annex feasibility study

Councillor Connett

Mar. 26 – Attended Special/Regular Council meeting

Apr. 2 – Attended Special Budget meeting

Moved by Councillor Torbohm

Seconded by Councillor Connett

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

CARRIED

#2024/04/09_005

8. UNFINISHED BUSINESS

8.1 Notice of Motion – Councillor Torbohm

Councillor Torbohm provided Notice to Council at the Special meeting of April 2, 2024 that he intended to bring forward a motion to review the water/sewer rates.

Moved by Councillor Torbohm

Seconded by Councillor Connett

“THAT Council reduce the minimum consumption charge from 60 m³ per quarter to 30 m³ per quarter for water service and direct administration to prepare a report on the implications of this proposed reduction on the water service finances including other billing options for a future Council meeting.”

DEFEATED

RECORDED AS OPPOSED: Mayor Lepsoe and Councillor Herman

#2024/04/09_006

8.2 229B Brooke Drive – Remedial Action

Moved by Mayor Lepsoe

Seconded by Councillor Herman

“WHEREAS Tiare May Phillips, the registered owner of the property at 229B Brooke Drive, Chase, British Columbia, legally described as:

PID: 003-018-636

Lot 6, District Lot 517 and section 26, Township 21, Range 13, West of the 6th Meridian, Kamloops Division, Yale District, Plan 34082 (the "Property")

has undertaken construction in buildings on the Property without a building permit required by the Village's Building Regulations Bylaw No. 803-2014 (the "Building Bylaw"); AND

WHEREAS, this work was conducted, and continued despite a stop work order and efforts by Village staff to compel the owner to comply with the Building Bylaw; AND

WHEREAS, Division 12 of Part 3, and paragraphs 73(1)(a) and 73(2)(b) of the Community Charter, SBC 2003, c. 26, provides authority to Council to impose a remedial action requirement (RAR) where a building contravenes a bylaw under section 8 (3) (1) [spheres of authority - buildings and other structures] or Division 8 [Building Regulation] of this Part;

NOW THEREFORE, the Council of the Village of Chase, in open meeting assembled, RESOLVES AS FOLLOWS:

1. Tiare May Phillips, shall, within 30 days of the date of this resolution, apply for and obtain a building permit with respect to the following work that has taken place on the Property without a building permit:

- (a) The enclosure of the carport;
- (b) The construction of exterior stairs on the eastern elevation of the dwelling house;
- (c) The construction of a second floor deck;
- (d) The addition to the interior habitable space creating a second self contained dwelling; and
- (e) The alteration of the party wall between the subject dwelling and the neighbouring unit.

2. Where the owner is unable to obtain a permit, the work must be removed within 60 days of the date of this resolution.”

CARRIED
#2024/04/09_007

8.3 Oncore Seniors Housing – 221 Shepherd Avenue

Moved by Councillor Herman
Seconded by Councillor Torbohm

“**THAT the report on the Oncore Seniors Housing project be received for information.**”

CARRIED
#2024/04/09_008

9. **NEW BUSINESS**

9.1 Communities in Bloom – Together Chase Committee and Chase and District Chamber of Commerce

Moved by Councillor Herman
Seconded by Councillor Torbohm

“**THAT the application from Donna Smith-Bradley regarding the Communities in Bloom initiative be supported by the Village of Chase.**”

CARRIED
#2024/04/09_009

9.2 Climate Action Committee – Request for Demo of SenseNet Fire Start Technology

Moved by Councillor Herman
Seconded by Councillor Connett

“**THAT Council approves the Climate Action Committee’s request for a demonstration at a Regular Council meeting from Sense Net Rapid Wildfire Detection Technologies; AND**

THAT all three local Indigenous communities’ leaders be invited to participate in the demonstration meeting either in person or via Zoom.”

CARRIED
#2024/04/09_010

9.3 Climate Action Committee Composting Survey

Moved by Councillor Connett
Seconded by Councillor Herman

“**THAT the Composting Survey results be received as information.**”

CARRIED
#2024/04/09_011

10. NOTICE OF MOTION

Councillor Connett provided Notice to Council that he intended to bring forward two motions:

1. A motion for the purchase of a snow pusher
2. A motion directing administration to provide a report on options for purchasing the Pocket Park to install washrooms.

11. IN CAMERA

None

12. RELEASE OF IN CAMERA ITEMS

The following resolution has been released from in-camera:

Resolution #2024/03/26_IC002, declaring the property of 229B Brooke Drive a hazardous condition under section 72 of the *Community Charter* for contravening the BC Building Code and the Village of Chase Building Bylaw 803-2014 and imposing remedial action on the property pursuant to section 73 (1) (a), and 73 (2) (b) of the *Community Charter*.

13. ADJOURNMENT

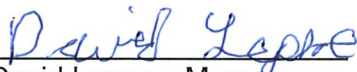
Moved by Councillor Connett

Seconded by Councillor Herman

“THAT the April 9, 2024 Regular Meeting be adjourned.”

**CARRIED
#2024/04/09_012**

The meeting concluded at 4:59 p.m.


David Lepsoe, Mayor


Sean O'Flaherty, Corporate Officer