



DISTRICT OF HUDSON'S HOPE COUNCIL MEETING AGENDA

AGENDA ADDITION

Council Chambers

Monday, January 11, 2016 at 7:00 p.m.

Delegation

D1	Hudson's Hope New Horizon's Club – Additional Handouts	Page 1
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Correspondence

C14	COFI Annual Convention – April 6-8, 2016	Page 3
C15	BC Hydro Peace River Generation Stations Project Updates-Dec 2015	Page 6
C16	BC Hydro WAC Bennett & Peace Canyon-Dam Safety Projects Update December 2015	Page 8
C17	BC Hydro Site C Construction Schedule: January 11 to 24	Page 10
C18	NH-Northern Health monitoring Hepatitis A increase in Dawson Creek	Page 12

New Horizon's Senior Club

Hudson's Hope

January 11, 2016

Mayor and Council
District of Hudson's Hope

Delegation to Council - New Horizon's Senior Club

Re: Lease Agreement - Insurance Clause # 58 (a) - (e)

The New Horizon's Seniors Club objective is to provide a place where seniors can enjoy active games and passive activities while socializing with others. As a 55+ senior community we strive to provide a place where seniors can come together to play cards, have community suppers, participate in community events and host other member groups. Although you have to be +55 to be a member of the New Horizon's Club you certainly don't have to be to participate in any of our functions. As a non-profit society we pay our expenses such as the telephone, hydro and gas, supplies and minor upkeep through the activities that we enjoy at the club plus our tournaments, plant and bake sales and other special fundraising events.

The District has negotiated on the behalf of the New Horizons Club (Club), Associate Member Insurance (AMI), through the Municipal Insurance Association (MIA) which provides the Club with \$5,000,000 liability insurance. We the Club understand that the cost of the Associate Member Insurance will be \$250 per year but may change in future years as set by the Municipal Insurance Association. Also the Club agrees to be responsible for any and all deductible amounts (\$2500) including any claim expenses incurred and policy premium payments.

The Club would like that the Associate Member insurance fulfill the requirements of the New Horizon's Club Building Lease in Clause 58 (a) and is the only insurance the District of Hudson's Hope will require of the New Horizon's Senior Club. The Club, therefore would like Section 58 (b) (c) (d) (e) removed or made the responsibility of the District in the lease agreement. The District as owner of the building has always carried property insurance for all District owned buildings. However the CAO would like to keep this Section in the Lease Agreement as an eventuality that the District may decide in the future to make the property insurance the responsibility of the Club. ***I believe the "Lease" should reflect current events as does Megan Charlton, Legal Counsel and director of Member Services, MIA, who states in a email to the CAO on July 17, 2015 that "You should consider having a municipal solicitor redraw the lease to reflect the current Associate Member Insurance relationship with New Horizon."***

The Club can not in good conscience sign the Lease Agreement between the District of Hudson's Hope and the New Horizon's Senior Club and thereby pass this potentially expensive legacy onto future seniors and a future Council to deal with. This is a burden that we the Club cannot have held over our heads.

Respectfully

Terry Turvey,
New Horizon's Club President

Enc: New Horizon's Senior Lease Agreement, Section 57 & 58 (a) - (e)

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NEW HORIZONS CLUB BUILDING LEASE

Clause 57 & 58 (a) - (e)

Insurance Clauses

57. The District must, at its sole expense, obtain and maintain during the Term comprehensive general liability insurance providing coverage for death, bodily injury, and all other losses, except property loss and damage, arising out of or in connection with the Lease and/or the Parking License in an amount of not less than \$5,000,000.00 per occurrence.

Tenant's Insurance

58. The Tenant shall take out and keep in force during the Term:
- (a) comprehensive general liability (including bodily injury, death, and property damage) insurance on an occurrence basis with respect to the business carried on, in, or from the Leased Premises and the Tenant's use and occupancy thereof, of not less than \$5,000,000 per occurrence, which insurance shall include the Landlord as a named insured and shall protect the Landlord in respect of claims by the Tenant as if the Landlord were separately insured; and

- (b) insurance in such amounts as may be reasonably required by the Landlord in respect of fire and such other perils, including sprinkler leakage, as are from time to time defined in the usual extended coverage endorsement covering the Tenant's trade fixtures and the furniture and equipment of the Tenant and (except as to Insured Damage) all Leasehold Improvements in the Leased Premises, and which insurance shall include the Landlord as a named insured as the Landlord's interest may appear with respect to the insured Leasehold Improvements and provided that any proceeds recoverable in the event of loss to Leasehold Improvements shall be payable to the Landlord, but the Landlord agrees to make available such proceeds toward the repair or replacement of the insured property if this Lease is not terminated under any other provision hereof;

and if the Landlord shall require the same from time to time, then also:

- (c) tenant's fire legal liability insurance in an amount not less than the actual cash value of the Leased Premises; and
- (d) insurance upon all plate glass in or which forms a boundary of the Leased Premises in an amount sufficient to replace all such glass.
- (e) All insurance required to be maintained by the Tenant hereunder shall be on terms and with insurers to which the Landlord has no reasonable objection and shall provide that such insurers shall provide to the Landlord 90 days' prior written notice of cancellation or material alteration of such terms. The Tenant shall furnish to the Landlord certificates or other evidence acceptable to the Landlord as to the insurance from time to time required to be effected by the Tenant and its renewal or continuation in force, either by means of a certified copy of the policy or policies of insurance with all amendments and endorsements or a certificate from the Tenant's insurer which, in the case of comprehensive general liability insurance, shall provide such information as the Landlord reasonably requires. If the Tenant shall fail to take out, renew, and keep in force such insurance the Landlord may do so as the agent of the Tenant and the Tenant shall repay to the Landlord any amounts paid by the Landlord as premiums forthwith upon demand.

Clerk

From: Clerk
Sent: Monday, January 11, 2016 9:08 AM
To: Clerk
Subject: FW: 2016 COFI Convention - Complimentary Registration - RSVP Required
Attachments: Registration Form - Community Leaders 2016.pdf

Subject: 2016 COFI Convention - Complimentary Registration - RSVP Required

TO:

1. Mayors and Regional District Chairs
2. Presidents and Executive Directors of NCLGA, AKBLG, SILGA and UBCM

Re: COFI ANNUAL CONVENTION - April 6-8, 2016

The Council of Forest Industries will be holding BC's premier wood products convention April 6 - 8, 2016 in Kelowna, BC at the Delta Grand Okanagan Resort and Conference Centre.

As in past years as part of our Community Leaders program, we are pleased to offer you one complimentary registration package to attend the convention. This program begins with an "Ice Breaker Reception" on Wednesday, April 6, 2016 at 6:30 pm at the Laurel Packinghouse in Kelowna. The Laurel Building is within walking distance (1 block) from the Delta Grand. The reception is designed as a networking opportunity for Local Government Leaders to interact with COFI members and other senior forest sector delegates. Mayors, Regional District Chairs and Municipal Senior Executives from across BC's Interior will receive a complimentary registration to the convention as well as accommodation for the nights of Wednesday, April 6 and Thursday, April 7 at the Delta Grand Okanagan.

The overall convention program is available at: [Click Here](#)

To confirm your participation as your community's local government representative, please complete the enclosed registration form and return it by February 5, 2016. Kindly do NOT register online.

We look forward to you joining us. However, if you as Mayor or Regional District Chair are unable to attend, your community's CAO or a councillor/director are welcome to use the complimentary registration. We encourage other councillors and/or staff to also attend and will extend the COFI member convention rate to them.

If you have any questions, please contact Diana Gillrie at 250.860.9663 or via email at or gillrie@cofi.org.

Regards,



Cam McAlpine

C14

Director of Communications and Engagement
Council of Forest Industries

Diana Gillrie
Council of Forest Industries
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Kelowna, BC V1Y 4N7
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2016 Annual Convention
April 6-8, 2016 – Kelowna
Delta Grand Okanagan Resort
[Click here to see Program and Register](#)
Or call 250.860.9663 or email gillrie@cofi.org



Delta Grand Okanagan Resort
Kelowna, BC
April 7-8, 2016

Council of Forest Industries
250 - 1855 Kirschner Road
Kelowna, BC V1Y 4N7
Tel: 250.860.9663

Email: gillrie@cofi.org
Website: www.cofi.org

COMMUNITY LEADERS COMPLIMENTARY REGISTRATION FORM

One complimentary registration is extended to Interior Mayors, Interior Regional District Chairs, Presidents and the Executive Directors of NCLGA, AKBLG, SILGA AND UBCM, or their designate.

Should the individual above not be able to attend, a designate or the CAO can attend in their place.

To receive your complimentary registration, please indicate your plans below and return this form to our office.

Should your organization want to send more individuals to the convention at the COFI Member Rate, (colored in green below), please contact Diana Gillrie at 250.860.9663.

Registration packages will be available at the COFI Registration Desk in the lobby of the conference centre at the Delta Grand Okanagan Resort from 7:00am-5:00pm on Thursday, April 7 and from 7:00am-12:00pm on Friday, April 8.

For more information, please visit www.cofi.org

Organization Name:						
Contact Name:	Ice Breaker Reception Wednesday Night (Laurel Packinghouse)	FULL CONVENTION (2 days) \$400		THURSDAY ONLY \$300		FRIDAY ONLY \$200
Phone:						
1. Name & Title:	<input type="checkbox"/> Complimentary	<input type="checkbox"/> Complimentary	OR	<input type="checkbox"/> Complimentary	OR	<input type="checkbox"/> Complimentary
Email:						
Please print your name exactly as you wish it to appear on your name tag Email addresses are required for current and future Annual Convention correspondence						
COMPLIMENTARY ACCOMMODATIONS: COFI will reserve a room in your name once your arrival and departure dates are known and a confirmation will be sent to you.						
ACCOMMODATIONS REQUIRED: YES ---- Wed, April 6 <input type="checkbox"/> and/or Thurs, April 7 <input type="checkbox"/>						

Send your completed form by February 6th via:

Email to: gillrie@cofi.org

Mail to: Council of Forest Industries, 250 - 1855 Kirschner Road, Kelowna, BC V1Y 4N7

BC Hydro Peace River Generating Stations project updates – December 2015

December 2015



Peace River dams and generating stations are cornerstones of BC Hydro's system. Several projects are underway, or planned to start soon, that will renew aging equipment at the Gordon M. Shrum (GMS) Generating Station next to the W.A.C. Bennett Dam and downstream at the Peace Canyon (PCN) Dam and Generating Station. These projects are part of BC Hydro's plans to invest \$2.4 billion annually over the next decade to renew our infrastructure and make repairs and upgrades to meet growing demand.

GMS units 1 to 5 turbine replacement (\$272 million) IN SERVICE

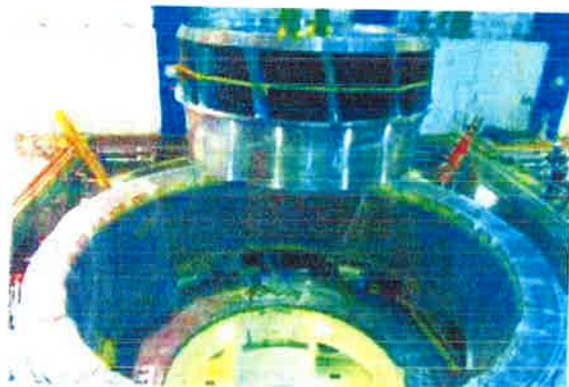
Five turbines have been replaced to improve generating unit efficiency and reliability. The turbine is that part of the generating unit that comes in contact with the water – the water pushes the turbine, causing it to rotate. Each turbine runner is made of stainless steel, weighs 72,000 kilograms, stands 2.6 metres high and is 5 metres wide. The new units combined will produce an additional 177 gigawatt hours each year, enough to power more than 15,000 homes. Turbines for Units 1, 2, 4 and 5 were replaced and put into service over the past three years. Unit 3 was replaced and put into service in the fall of 2015. The project was completed under budget. Some further improvements identified during testing will now be applied to each unit during scheduled maintenance outages.

GMS units 1 to 5 rotor pole rehabilitation IN SERVICE

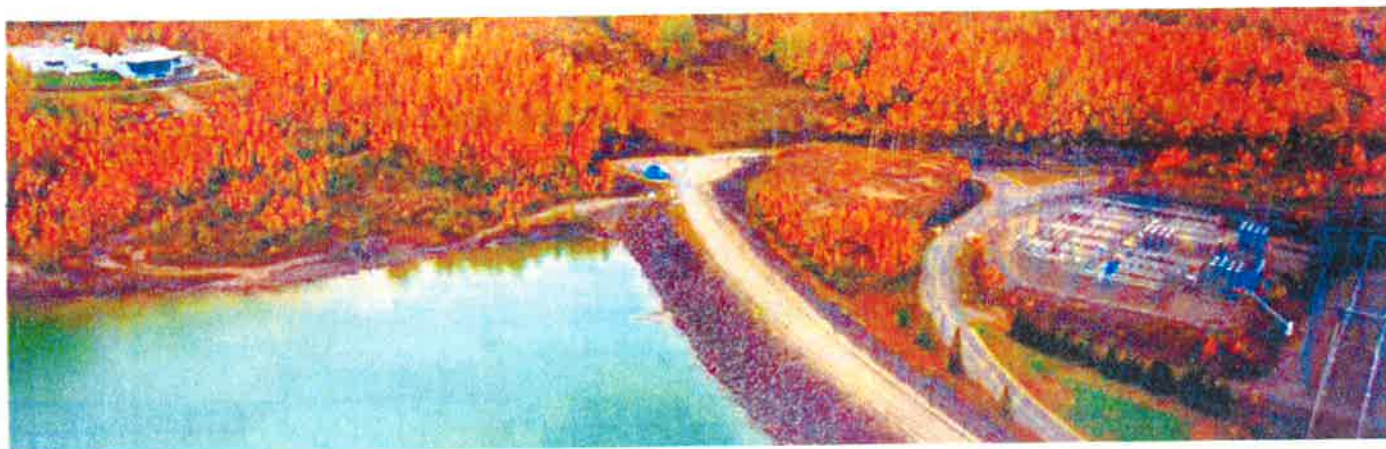
The rotors for Units 1 to 5 at GMS have been rehabilitated. Rotor poles are mounted on a rotor, the moving part of a generator, and are magnetized by an electric current. As the rotor spins, the magnetic poles sweep across conducting bars, creating the current that forms the electrical output of the generator. New rotor poles have been installed and the rotors for Units 1 to 4 have been refurbished. Refurbishing the Unit 5 rotor was added later in the project, however, it did not require new poles. Four of the units were refurbished over the last three years; the final unit, Unit 3, was completed and returned to service in the fall of 2015. The sequence and timing of the work on these units was coordinated with the GMS Units 1 to 5 Turbine Replacement Project to reduce the amount of time that units are out of service. There is no remaining work to be done on the units as part of this project.

GMS G7 & G8 exciter transformer replacement COMPLETE

An exciter transformer controls the magnetic field in the generator system and controls the output voltage. There were previously no spare exciter transformers at GMS. The Unit 7 exciter transformer was replaced in spring 2012. Two additional units were procured. One unit was intended as a spare while the other is being put into service. The spare unit did not meet inspection requirements and is being returned to the contractor for repairs. The second unit was installed and put back into service in November 2014.



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GMS G1-10 control system upgrade

This project involves the replacement of unit controls for Units 1 to 10, governor controllers for Units 6 to 10, exciters for Units 9 and 10, controls for intake systems, controls for plant auxiliary systems, GMS plant central control room and remote operation controls for GMS and PCN. Extension of the plant local area network and unit control upgrade work for Units 5 and 3 is completed. Unit control upgrade work is underway for Unit 2 which is scheduled to be completed by March 2016. Unit control upgrade work for Unit 1 is scheduled to start in April 2016.

GMS transformer replacement phase 3

GMS has 30 transformers that increase the voltage at the station to 500,000 volts to efficiently carry electricity over long distances. Nine transformers were replaced between 2009 and 2011. As part of phase 3 of this project, three transformers will be replaced with new Siemens Units and one will be relocated to a new position. As of 2015 all three new units are currently in service. The remaining unit will be replaced by one removed from another location and will be installed in 2017.

WAC Bennett dam visitor centre

The new WAC Bennett Dam Visitor Centre opened to the public in May 2015 with all-new interactive displays. In addition, the visitor centre grounds now feature more exhibits and interpretive panels have been added to the west viewing area. At Peace Canyon Dam, a viewing platform with interpretive panels was added at the dam lookout to serve as the main stopping point for visitors there. Many of the displays focus on BC Hydro's energy story. For historical displays, the Hudson's Hope Historical Society and others provided advice and supplied images.

Construction on the project started in May 2014 after many months of detailed design planning. The redevelopment of the visitor centre was part of a general overhaul. The building was extensively renovated to meet current building codes. Now it's energy efficient and is a safer and healthier environment for staff and the approximately 10,000 annual visitors.

After a successful first season, a second phase of work to complete the aboriginal-themed exhibits is underway for a May 2016 opening. This phase of the project includes a gallery within the visitor centre that speaks to impacts of the creation of the Williston Reservoir on Aboriginal Peoples. There will also be several aboriginal-themed outdoor features. These exhibits have been developed through input and guidance from the Peace Aboriginal Advisory Committee.

Please contact BC Hydro Community Relations at **250 561 4858** or bob.gammer@bchydro.com, or BC Hydro Aboriginal Relations at **604 528 7887**, or rodney.hill@bchydro.com for more information on any of the above projects.

 **BC Hydro**
Power smart

Dam Safety Projects Update – December 2015



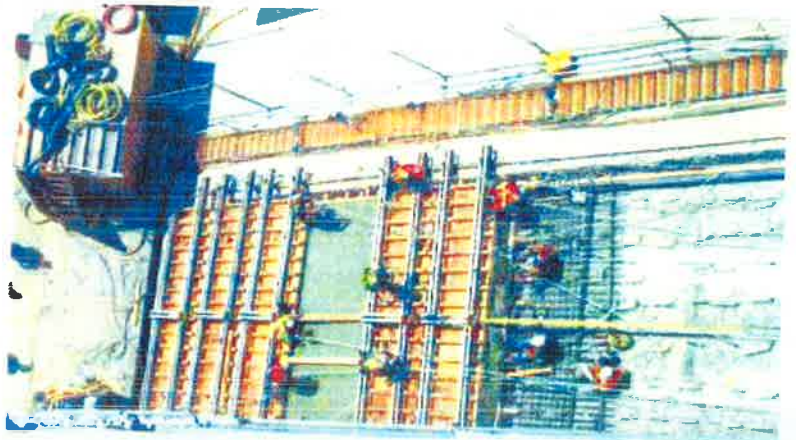
The W.A.C. Bennett Dam and Gordon M. Shrum (GMS) Generating Station were built in the 1960s and are cornerstones of BC Hydro's system. The facilities are located on the Peace River, west of Hudson's Hope. The Peace Canyon Dam was completed in 1980 and is located downstream of the W.A.C. Bennett Dam on the edge of Hudson's Hope. As part of BC Hydro's plan to ensure safe, reliable power, a number of engineering assessments and projects are underway, or planned to start soon, at the W.A.C. Bennett and Peace Canyon dams. These projects are part of BC Hydro's plans to invest \$2.4 billion annually to renew our infrastructure and make repairs and upgrades to meet growing demand.

W.A.C. Bennett Dam Core Casings

This project was initiated to address issues with respect to the open casings installed in the core of the dam during original construction and subsequently during the sinkhole repairs in the late 1990s. The project will implement upgrades to the casings, as required, and potentially install new instruments wherever feasible to augment monitoring of the dam performance. Assessment of the open casings installed during the sinkhole repairs and design for grouting the observation wells are now complete, and the grouting/instrumentation of six observation wells and three open casings in the dam core was completed in summer 2015. Designs to seal 15 more open casings in the dam core and evaluation of options to address issues with the cross-arm settlement casing are also planned during 2016.

W.A.C. Bennett Dam Spillway Chute Upgrade Phase 2

The Bennett Dam spillway chute requires upgrades and repairs to improve the condition of the concrete base of the chute. The scope of the project is to resurface a length of approximately 45 metres across the full width (30 metres) of the steep (40 degree slope) lower portion of the chute, upstream of the flip bucket. Repairs are scheduled to be completed in two construction seasons (April to October) and include concrete removal, installation of new rebar, dowels, new waterstops at construction joints and concrete placement. In addition to the resurfacing work in the steep portion of the chute, localized (patching) repairs in the flat portion of the chute are planned in both construction seasons. The first season of work was completed in 2014 and the spillway was returned to service until work begins again, which is targeted for spring 2016. However, each construction year for this project is subject to a "Go/No-Go" decision. This decision is made in April and is based on the assessment of inflow conditions and potential for needing to use the spillway to release water during the construction season.





W.A.C. Bennett spillway gate reliability

Upgrading the spillway gate system will ensure continued reliable operation of the W.A.C. Bennett spillway gates. Spillway gates are used to control the level and periodic discharge of water to ensure that the reservoir is operated within licenced limits. The project is in the definition phase and the team is currently undertaking the preliminary design, which is expected to be completed in August 2016. The project will introduce multiple mechanical and electrical items that will increase the overall reliability of the spillway gate system.

Peace Canyon spillway gate reliability

Similar to the W.A.C. Bennett Spillway Gate Reliability Project, upgrading the Peace Canyon spillway gate system will ensure reliable operation of the gates, which are used to control the water levels in the reservoir and provide additional system flexibility. The spillway gate system at the Peace Canyon Generating Station consists of six spillway bays with radial gates. The project is in the definition phase and the team is currently undertaking the preliminary design, which is expected to be completed in fall 2016. This project will be adding either new, or back up, electrical and mechanical components that will increase the overall reliability of the gates.

W.A.C. Bennett dam rip-rap upgrade

Since the construction of the Bennett Dam more than 45 years ago, there has been steady deterioration of the rip-rap, large boulder-sized rock, that protects the upstream slope of the dam. Upgrading the deteriorated portions of the rip-rap will ensure long-term dam safety and erosion protection of the dam from ice action and impact from wind and waves in the Williston Reservoir. This project was initiated in fall 2011. Geotechnical investigations, including drilling and trial blasting for rip-rap at the Sand Flat limestone site, were completed in 2012 and 2013. This site has been selected as the preferred source for rock to be used for the rip-rap upgrade. Additional geotechnical investigations on the upstream face of the dam and at the Sand Flat site were also completed in late spring/summer of 2014. The preliminary design for the project has been completed. In November 2015 BC Hydro submitted a Section 44.2 Determination application to the B.C. Utilities Commission for the implementation phase of this work as the Project cost is above the \$100 million threshold that triggers a regulatory review. The current plan is to start construction in summer 2016, after obtaining regulatory approval. A Request For Proposal (RFP) was also issued in November 2015 to select a contractor for the civil construction work. The placement of the new rip-rap is expected to take three to four years with completion by 2019, or 2020. Rip-rap replacement will be conducted in the dry when the reservoir is below elevation 2170 feet (February to May).

Please contact BC Hydro Community Relations at **250 561 4858** or bob.gammer@bchydro.com, or BC Hydro Aboriginal Relations at **604 528 7887**, or rodney.hill@bchydro.com for more information on any of the above projects.

BC Hydro
Power smart

Site C Construction Schedule: January 11 to January 24

The following construction activities are scheduled to occur January 11 to January 24:

- Construction of the worker accommodation lodge and other buildings will continue, as modular dormitory units are transported to the dam site and installed.
- Clearing, excavation and road construction will continue on the north bank of the dam site.
- Excavation and in-river roadwork will continue in and around the Peace River at the dam site.
- Construction of the temporary Peace River construction bridge will continue. Pile driving will be used to construct the bridge.
- Vegetation and tree clearing will occur in the area in and around the confluence of the Moberly River and along the Peace River.
- Operations will continue in Wuthrich Quarry.
- Clearing and other work will continue on the south bank.
- Road maintenance activities will continue on the south bank petroleum development roads.
- Security gates, fences, guard buildings and mobile trailers will be installed.
- A helicopter may be used to move timber from clearing areas to storage areas on the north and south banks.
- Installation of a new 25 kV distribution line will continue along public roads on the north bank.
- Installation of a new telecommunications fibre cable will begin along public roads on the north bank.
- The main civil works contractor is expected to begin mobilization of crews and equipment to the dam site area in January.

Please note that all activities listed in this construction bulletin are based on the latest information in our construction plan and are subject to change.

What to Expect

While this work takes place, local residents can expect the following:

- There will be additional truck traffic in the area as construction crews mobilize, the hauling of rock and timber continues, and as modular camp units are transported to site. This will include increased industrial traffic on resource roads and public roads from Chetwynd leading to the site on the south bank.
- Work to construct the temporary Peace River construction bridge will take place seven days per week, with periodic pile driving.
- Early morning and/or night shifts may be scheduled, in addition to shifts on the weekends. Some noise will occur in the vicinity of the dam site and along public roads as a result of the scheduled construction activities. BC Hydro will monitor noise levels throughout the construction period.

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C17

CONSTRUCTION BULLETIN

-2-

- Some noise and vibration will result from the periodic blasting that is occurring in Wuthrich Quarry.
- For boater and worker safety, boaters will need to stay clear of active in-river work areas, which will be clearly identified with additional signage and markings.
- Some noise will result from the helicopter — which may be in use periodically during this period — as felled wood is flown to a storage area for further processing.

Protecting Bald Eagles

- Two inactive Bald Eagle nests may be removed from Tea Island in the Peace River.
- BC Hydro and its contractors will take great care to avoid or mitigate effects on active Bald Eagle nests during Site C construction. No active Bald Eagle nests will be disturbed, and BC Hydro will only remove or relocate Bald Eagle nests when they are confirmed inactive, following a period of monitoring and confirmation by a qualified professional, and in accordance with our permits under the Wildlife Act. For more information, please visit sitecproject.com.

NEWS RELEASE

For Immediate Release
January 11, 2016

Northern Health monitoring Hepatitis A increase in Dawson Creek

Northern Health and the BC Centre for Disease Control are monitoring an increase in Hepatitis A cases in Dawson Creek. At this time we're still investigating the sources of Hepatitis A, and have declared an outbreak as we determine the source for the seemingly unrelated clusters recently identified.

We're asking people to take the appropriate precautions to prevent the spread of Hepatitis A. There is a vaccination available for Hepatitis A, and more information can be found on [HealthLink BC's Hepatitis A Vaccine page](#). The key for the public is hand washing. Thorough hand washing after visits to the restroom, before touching food or drink, and after changing a baby's diaper can assist in mitigating spread. We also encourage you to stay home if you're sick. If you are experiencing the symptoms of Hepatitis A, we would encourage you to speak to your family physician, contact HealthLink BC at 8-1-1, or call your local public health office.

Hepatitis A is a viral infection of the liver spread through fecal oral contact. The virus is ingested by mouth from fecal-contaminated food or drink, or through close personal contact with an infected person. Symptoms include fever, fatigue, loss of appetite, nausea, vomiting, abdominal discomfort, dark urine, clay-coloured bowel movements, joint pain, and jaundice. Symptoms can last for several weeks and normally do not last more than two months.

For more information on Hepatitis A, please visit [HealthLink BC's Hepatitis A information page](#).

Media Contact:
NH Media Line: 250-961-7724

C18