



**DISTRICT OF HUDSON'S HOPE  
REGULAR COUNCIL MEETING AGENDA**

**AGENDA ADDITION**

Council Chambers

Monday, May 26, 2014 at 7:00 PM

**Staff Reports**

SR6 Action and Other Updates

**Correspondence**

C5 Lenore Harwood: Thompson Sewer Main Extension

## THE DISTRICT OF HUDSON'S HOPE

**REPORT TO:** Mayor Johansson and Council  
**SUBJECT:** ACTION and other UPDATES  
**DATE:** May 26, 2014  
**FROM:** Tom Matus, CAO

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### **Docks: Dinosaur Boat Launch / Dunlevy; Hydro Visitor's Centre**

Bob Gammer of BCH states the following:

DBL: will be installed by Saturday, May 17, 2014

Dunlevy: Part 1 - closed for construction: June 21<sup>st</sup> to August 18; Part 2 - closed February – July 2015.

Visitor's Centre open at W.A.C Bennett Dam only due to 9 of 11 positions filled; fewer visitors at Peace Canyon Dam

### **Atkinson Property**

Although presentations, Notice of Disposition: available for public purchase, Servicing Agreement, RFP notices and Option to Purchase Agreement were drafted we have nothing on file that indicates an encumbrance on this property. The title search confirms the property is still owned by the District: no covenants, liens or caveats on title.

### **Union Negotiations**

Ratification agreement expect to be presented by next Regular Council Meeting.

### **Fort St John Co-op**

Met with Brad on Monday, May 12, 2014: the Co-op is interested in purchasing space but the entry should be right at the west end of the YRB lot on highway 29. He will discuss further with his superiors.

### **GIS Capabilities**

Have spoken with Troy at IT Partners and he will provide an info package as to what they can offer – will then compile other packages from US, etc.

We have no official agreement with PRRD, they do GIS work on a case by case basis for \$55/hr plus 5% admin fee with the PRRD municipalities. We must provide to PRRD for the data for the GIS database.

ICIS (cadastral planning) has a conference on June 3<sup>rd</sup> in Fort St. John, will have either myself and/or an employee attend this.

### **Proposed Light Industrial Zone**

Have received quotes from L&M Engineering and Urban Systems and Focus. Info is included in the in-camera meeting package. Scope of work as follows:

to create a conceptual site plan for the crown lands selected for light-industrial development. The creation of a conceptual site plan will determine the space required to accommodate the intended uses (existing features, roads, lots, buildings, etc.) and show the inter-relationship between the uses.

### **Work Program**

- Create a base plan using aerial images from the provincial mapping data base if available. Insert legal plan and scale to match cadastre. This base plan will be suitable for conceptual level site layouts.
- The site layout will show the following proposed uses:
  - 25m Industrial Road Right-of-Way
  - Typical light-industrial sized lots
  - Typical light-industrial building and/or warehouse footprints
  - Proposed road access locations
  - Approximate setback distances to the “dunes” walking trails and the existing cemetery
- Submit a draft copy of the site plan for your review and input
- Revise the site plan as required and provide you with PDF and hard copies of the site plan

### **BCH Row Housing**

Email from Darin Thompson re the above states the following:

Omicron has appointed Houman Roughani (604 716 8948) as the person for the general public to contact in regard to work for local contractors on both the Hudson’s Hope Row House Replacement Project and the GMS Visitors Centre. I have spoken with Houman and impressed on him the need to collect and pass on to the Contractor, the names of interested local businesses who may be able to provide work or equipment for these two projects. The signs on both projects will have Houman’s contact information on them and a notice will be placed in the Hudson’s Hope Bulletin.

### **TransCanada Pipeline PRGT**

PRGT will be conducting random public polling in regard to energy development vis-à-vis pipeline projects over the next few weeks. Also, will be holding another FYI Open House, tentative date being June 23<sup>rd</sup>, much the same as the last one held in November 2013. I will also meet with them to discuss the lagoon upgrade project.

### **Sewer Main Extension**

Successful drill as of May 15<sup>th</sup>, work to begin on new manhole in order to connect to the existing manhole, pending approval of a new Change Order that has been requested for this work; as well for Jason Young – see In-Camera Agenda package.

### **BC Hydro Apartments**

Email from Judith Reynier notes that preliminary geotechnical work (pile testing) is planned to start on the BC Hydro-owned site on Dudley on Thursday, May 22, 2014. Earthworks are planned to start next Tuesday, May 27, 2014.

The Building Permit for the apartment building should be forthcoming later this week. And as soon as I have heard back from the Homeowner Protection Office confirming that they are waiving the need for a restrictive covenant on the property, I will forward their letter which should lay the way clear for the District to issue the Building Permits for the duplex buildings.

### **Building Agreements**

Starting on reviewing agreements that need to be renewed, requesting a template from MIABC lawyers; for conformity and continuity sake.

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Tom Matus, CAO

Box 459  
Hudson's Hope, B.C.  
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May 25, 2014

RECEIVED  
MAY 26 2014

Mayor and Council,

I attended a meeting on May 15<sup>th</sup>. which I thought was going to be a meeting to discuss the municipal budget for 2014 and mitigation for Site C in case it was to proceed. I was disappointed in that it was an Anti-Site C strategy meeting. The Review Panel recommendations discussed were only the negative ones. Some suggestions regarding B.C.U.C. and Grants in Lieu of Taxes were made, but there was no discussion regarding the municipal budget and very few copies were available. I went to the municipal office the next day and the staff supplied me with a copy of the budget.

One of the items that stood out in the budget was a \$3 million dollar Capital expenditure for sewer. I had noticed a line that was going uphill towards Thompson subdivision and thought that maybe the Thompson residents would finally be connecting to the district sewer system. I was informed that money was an expenditure for upgrades to the sewage lagoons which is much needed. I then inquired about the line going up the hill and was told that this was a line for a proposed subdivision between Thompson and Jamieson subdivisions. I asked if the subdividers were paying for this and found out that we the "taxpayers" have already invested \$181,000.00 into the line. Whose subdivision is it? Is there a written agreement between the municipality and the subdividers? Why did the municipality fund it and is there an agreement in writing for repayment of this amount?

I went to see where this line came out and there has been no work done on the subdivision. Is there a subdivision plan on paper outlining this proposal including lot size and time frame for completion? I have also heard some concerns from people who are much more knowledgeable than I am about the grade-slope of this sewer line and the size of the line itself. Is it ever going to serve the long time residents of the Thompson or Jamieson subdivisions? Are there engineered drawings?

I'm concerned that this sewer line runs beneath the Pioneer Cemetery and I believe there were more appropriate sites for this line to be located.

I am concerned that Council would expend funds for a "What If" project without any paper work!

A written reply at your earliest convenience would be appreciated.

L.M. Harwood