



The Corporation of the Village of Salmo

REGULAR MEETING #03-25 MINUTES

Minutes of the Regular Meeting of the Council of the Village of Salmo held in Council Chambers at 423 Davies Avenue in Salmo, B.C. on Tuesday, February 11, 2025 at 7:00 p.m.

PRESENT:

<u>In Person:</u>	CAO Derek Kwiatkowski
Mayor Diana Lockwood	Finance Officer Nathan Russ
Councillor Melanie Cox	Members of the Public -3
Councillor Jonathon Heatlie	<u>Electronically:</u>
Councillor Kenzie Neil	Members of the Public -2

REGRETS: Councillor Jennifer Lins.

CALL TO ORDER: Mayor Lockwood called the meeting to order at 7:00 p.m.

AGENDA:

R1-03-25 Moved and seconded, that the agenda of Regular Meeting #03-25 of Tuesday, February 11, 2025 be adopted as amended from *Council Procedure Bylaw #663, 2014* Schedule "A" to include a New Business section, a Budget Discussion section, an Administrative Report section, and a Public Question period.

Carried.

DELEGATIONS: NIL

2025 BUDGET DISCUSSION:

R2-03-25 Moved and seconded, that the floor be opened to the public for
Open the Floor to Public questions.

Carried.

Questions Salcrest Hotel owner asked about the water & sewer reserves, inquiring how they are determined. A follow-up question about what determines the funding of water & sewer charges split between residential & commercial properties.

Village CFO responded that reserve levels are driven by the scheduled need to replace aging infrastructure. The Village will be reviewing the weighting of residential/ commercial charges in 2025.

R3-03-25 Moved and seconded, that Council receive for information the draft 2025 budget for discussion.

Carried.

R4-03-25 Moved and seconded, that the meeting be recessed.

Motion to Recess

Carried @ 9:03 p.m.

Carried.

ADMINISTRATIVE REPORTS:

R12-03-25
Walking Trail Solar
Lights

Moved and seconded, that Council direct administration to remove the solar lighting from the 2022 & 2023 LGCAP spending and further, to direct those funds for rip rap purchase.

Carried.

R13-03-25
Columbia Basin Trust
Re: REACH Expression
of Interest

Moved and seconded, that Council direct administration to complete the Columbia Basin Trust's REACH Expression of Interest Form for Council's requested improvements.

Carried.

R14-03-25
Hutcheson/MacLure
Avenue Property
Creation

Moved and seconded, that Council table the discussion until a March, 2025 Regular Council Meeting.

Tabled.

R15-03-25
Motion to Extend

Move and seconded, that the meeting be extended until 9:45 p.m.

Carried.

CORRESPONDENCE REQUIRING A COUNCIL DECISION:

R16-03-25
Salmo Softball Re:
Resurfacing and
Enhancing of KP Park
Ball Fields - #04

Moved and seconded, that Council direct staff to repair the outfield at KP Park & Lions's park & to request that the Salmo Softball Board of Directors consider applying for the Community Gaming Grant.

Carried.

R17-03-25
Monte Comeau Re:
Refund Request - #05

Moved and seconded, that Council deny the request for the zoning amendment and variance fees for 740 Davies Avenue.

Carried.

CORRESPONDENCE FOR INFORMATION ONLY: NIL

R18-03-25

Moved and seconded, that Council receive for information the following correspondence from:

(1) Heritage BC Re: Heritage Week February 1, 2025 - #03

Carried.

MEMBER REPORTS & INQUIRIES:

Councillor Cox NIL

Councillor Heatlie NIL

Councillor Neil Councillor Neil reported on the upcoming Library Board meeting to be held on February 12th.

Mayor Lockwood *See Appendix B.*

R19-03-25 Moved and seconded, that the verbal and written reports of Mayor
Verbal & Written and Council be received for information. Carried.
Reports of Mayor &
Council

PUBLIC QUESTION PERIOD: NIL

ADJOURNMENT: Moved and seconded, that the meeting be adjourned.
R20-03-25 Carried @ 9:36 p.m.

I hereby certify the preceding to be a true and correct account of the Regular Meeting of Council held on Tuesday, February 11, 2025.

Originally Signed By:

Diana Lockwood
Mayor

Derek Kwiatkowski
Chief Administrative Officer/CO

APPENDIX A



The Corporation of the Village of Salmo

Request for Decision

Report Date: February 5, 2025
Meeting Date: February 11, 2025 (#03-25)
From: Derek Kwiatkowski, Chief Administrative Officer
Subject: Walking Trail Solar Lighting

1. OBJECTIVE

For Council to direct the use of LGCAP funds that were designated for walking trail solar lights.

2. DISCUSSION AND ANALYSIS

Village Council held a Special Meeting on January 20th, 2025 to discuss the need to spend LGCAP funding that was set to expire by March 31, 2025. One of the directives to the Chief Administrative Officer was to install 3 solar lights along the walking trail between Carney Bridge Road and Cady Road.

The Village administration chose several options based on Council's direction & contacted the electrical company to provide a preliminary assessment on the location & strength of lighting needed (the company that installed solar panels on the Village shop & office). After an inspection of the area & review of the lighting specifications, the electrician strongly recommended that the Village reconsider the use of solar lighting.

Their opinion was that there is not enough sunlight on that side of the mountain to generate enough electricity to power the lights with the solar paneling available on the light stands. They stated that each light would require its own battery infrastructure for power storage which would triple the cost of each light (around \$15,000 per light total). This would not guarantee the ability to power the lights in the winter months.

The recommendation also included that if the Village is prioritizing lighting along the walking trail, to approach the Ministry of Transportation & FortisBC to connect into the power from the "old radio station". This would be more cost effective than the solar.

These changes will disqualify the project for the LGCAP funding (although would qualify for other grants that the Village can apply for).

An increased allocation towards climate discussion costs and rip rap purchasing from Council's previous motion would use the remaining 2022 & 2023 LGCAP funding, however Council may choose to allocate the funds to a different energy efficiency project.

3. RECOMMENDATION

That Council direct administration to remove the solar lighting from the 2022 & 2023 LGCAP spending and further to direct those funds towards climate mitigation discussion costing & the remaining funds for increased rip rap purchase.

ALTERNATIVES

1. That Council proceed with the solar lighting purchase with 2022 & 2023 LGCAP funds.



The Corporation of the Village of Salmo

Request for Decision

Report Date: February 5, 2025
Meeting Date: February 11, 2025 (#03-25)
From: Derek Kwiatkowski, Chief Administrative Officer
Subject: REACH Expression of Interest Availability

1. **OBJECTIVE**

For Council to determine whether to submit an expression of interest to Columbia Basin Trust REACH funding.

2. **DISCUSSION AND ANALYSIS**

The Village was contacted by the Columbia Basin Trust regarding new funding that is available for municipalities within the CBT's region called the REACH (Recreational Enhancements in Accessibility for Children).

"The Trust has introduced a new funding initiative (Recreational Enhancements in Accessibility for Children, aka – REACH) to enhance accessibility in recreational spaces for children who face barriers (physical, intellectual, developmental, cognitive and neurodiversity). The program focuses on improving both new and existing indoor and outdoor public spaces, particularly in small and rural areas.

- o The deadline to submit an EOI is **Wednesday, February 19, 2025.**

A detailed budget and workplan is not required as part of the EOI submission.

Up to 100 per cent of total project costs can be requested from the Trust for natural and built infrastructure improvements. Up to 15 per cent of total project costs can be requested from the Trust for project planning and design. The expected maximum amount of Trust funding for any one project is \$50,000. The Trust may be able to exceed the expected maximum amount in situations where an Applicant has multiple indoor or outdoor spaces, is ready to move forward in the stated timelines, and the program is undersubscribed."

Suggestions that are included in the program guide are extensive & any capital project can be combined with the \$25,000 Local Community Accessibility Grants that the Village can apply for.

3. **RECOMMENDATION**

That Council direct administration to complete the Columbia Basin Trust's REACH Expression of Interest Form for Council's requested improvements.

ALTERNATIVES

1. That Council direct administration not to complete the Columbia Basin Trust's REACH Expression of Interest Form.



The Corporation of the Village of Salmo

Request for Decision

Report Date: February 4, 2025
Meeting Date: February 11, 2025 (#03-25)
From: Derek Kwiatkowski, Chief Administrative Officer
Subject: Hutcheson/MacLure Avenue Property Creation

1. OBJECTIVE

For Council to direct staff on completing the creation of 2 residential parcels of land between Hutcheson Avenue & MacLure Avenue.

2. DISCUSSION AND ANALYSIS

With an ongoing housing crisis, there are limited land options for active property development within the Village. The Village owns some property that has potential for future development, with the subject property being among that inventory. The Village has already purchased & received a property survey, planning for 2 residential lots.

The current zoning of the surrounding property is Residential-1. This allows single family & 2 family dwelling units. Council may consider changing the zoning of this property; however, public consultation should occur prior to changing.

Administration would also like to confirm that Council would dispose of the 2 lots during a public sale. If Council chooses to dispose of the properties publicly, Section 27 of the *Community Charter* states:

Notice of proposed property disposition

26 (1) Before a council disposes of land or improvements, it must publish notice of the proposed disposition in accordance with section 94 [public notice].

(2) In the case of property that is available to the public for acquisition, notice under this section must include the following:

(a) a description of the land or improvements;

(b) the nature and, if applicable, the term of the proposed disposition;

(c) the process by which the land or improvements may be acquired.

Council may choose which method to dispose of the property. It is recommended by staff to list the property with a realtor, as this is the simplest method to ensure that the Village receives fair market value for the land that is the least dependant on staff resources. An auction or silent tender w/ minimum bid are also possibilities for disposal, however this will take more staff time to undertake & require the purchase of a property appraisal.

Administration is seeking the funds to complete the registration process & which type of disposition Council feels is appropriate.

An estimated cost of \$5,000 for legal fees & registration fees are requested.

3. RECOMMENDATION

That Council approve the funds necessary to register the 2 subject properties as it is noted in the completed survey and further, direct administration to list the properties with a local realtor chosen at the CAO's discretion.

ALTERNATIVES

1. That Council approve the subdivision of the subject property as surveyed & choose not to dispose of the properties.
2. That Council approve the subdivision of the subject property as surveyed & direct administration to purchase a property appraisal and further to direct administration to create alternative disposal plan.

REFERENCE PLAN TO ACCOMPANY VILLAGE OF SALMO BYLAW 734
 TO CLOSE PARTS OF THIRD STREET DEDICATED ON
 PLAN 622A DISTRICT LOT 206A
 KOOTENAY DISTRICT
 PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND
 PURSUANT TO SECTION 40 OF THE COMMUNITY CHARTER
 B.C.G.S. 82F.014

EPP113663

SCALE = 1 : 750

The intended plot size of this plan is 350mm in height
 and 432mm in width (C size) when plotted at a scale of 1:750

LEGEND

Grid bearings are derived from differential dual frequency
 GNSS observations and are referred to the current meridian
 UTM Zone 11.
 The UTM coordinates and estimated absolute accuracy archived
 are derived from dual frequency GNSS observations to
 Natural Resources Canada Prairie Provinces Post-Processing Service.
 This plan shows horizontal ground level distances unless
 otherwise specified. To compute grid distances, multiply ground
 level distances by the average Combined Scale Factor 0.99930770.
 The average Combined Scale Factor has been determined based on an
 ellipsoidal elevation of 647m as tab 2.

- Denotes iron post found
- Denotes standard galvanized iron post placed
- ⊕ Denotes metal marker post
- ▲ Denotes traverse hub found in place
- △ Denotes traverse hub placed

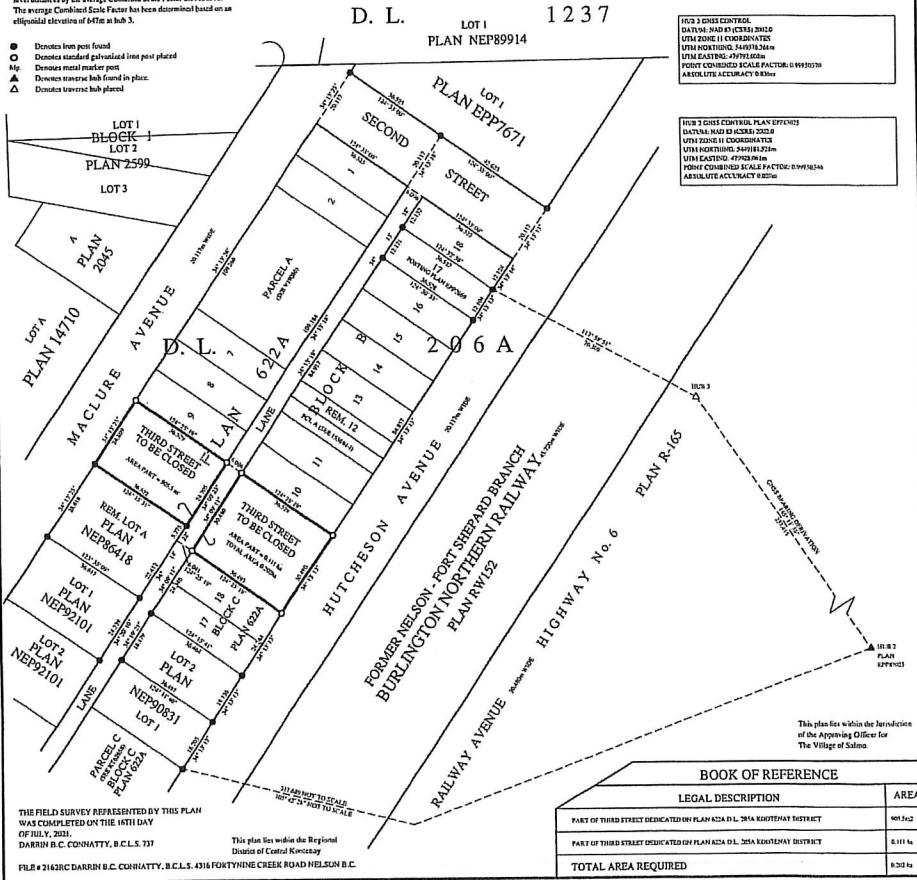


FIG 3 GNSS CONTROL POINT DATA

DATE: 2012
UTM ZONE: 11
UTM EASTING: 479762.0m
POINT COMBINED SCALE FACTOR: 0.99930770
ABSOLUTE ACCURACY: 8mm

FIG 2 GNSS CONTROL POINT DATA

DATE: 2012
UTM ZONE: 11
UTM EASTING: 479762.0m
POINT COMBINED SCALE FACTOR: 0.99930770
ABSOLUTE ACCURACY: 8mm

This plan fits within the jurisdiction
 of the Appraising Office for
 The Village of Salmo

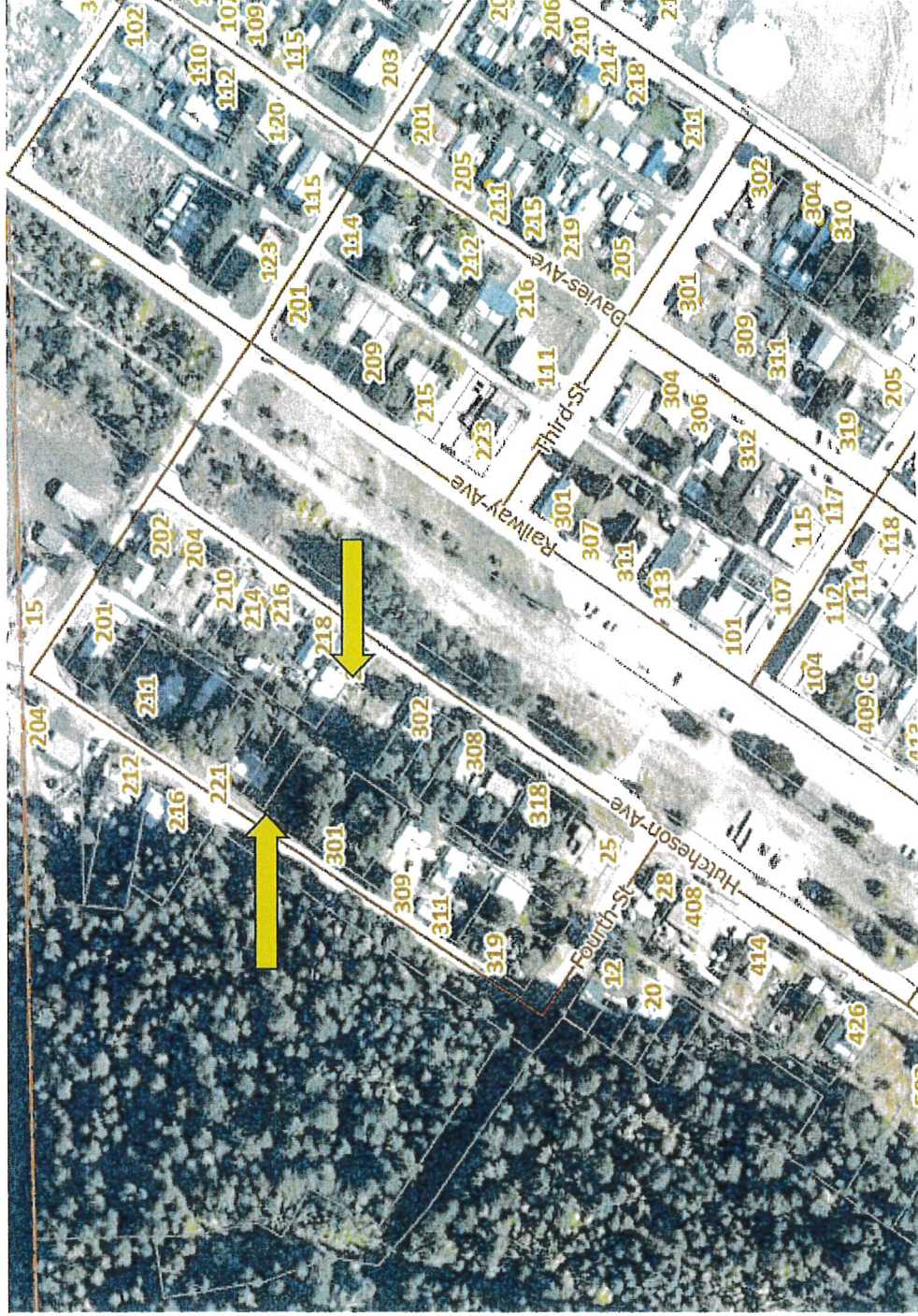
THE FIELD SURVEY REPRESENTED BY THIS PLAN
 WAS COMPLETED ON THE 16TH DAY
 OF JULY, 2012.
 DARRIN B.C. COHNATTY, B.C.L.S. 737
 FILE # 2143RC DARRIN B.C. COHNATTY, B.C.L.S. 4316 FORTY-NINE CREEK ROAD NELSON B.C.

This plan fits within the Regional
 District of Central Kootenay

BOOK OF REFERENCE

LEGAL DESCRIPTION	AREA
PART OF THIRD STREET DEDICATED BY PLAN 622A D.L. 206A KOOTENAY DISTRICT	987.62
PART OF THIRD STREET DEDICATED BY PLAN 622A D.L. 206A KOOTENAY DISTRICT	6.11 ha
TOTAL AREA REQUIRED	6.20 ha

Hutcheson/ MacLure Property Registration



APPENDIX B



THE CORPORATION OF THE VILLAGE OF SALMO REPORT FROM MAYOR/DIRECTOR

MAYOR LOCKWOOD

Mayor Report for Council Meeting held on February 11, 2025.

Salmo & Area G Emergency Preparedness Committee: Next meeting February 24 and September 29, 2025

Fire Department:

Citizen Engagement:

Salmo & District Arts Council:

RDCK:

Board: Staff will bring draft budgets for us to deliberate as the directors work through the budgets in each service committee

All Recreation: TBD in 2025

Salmo & Area G Recreation Commission: Next meeting February 10, 2025

Economic Trust of the Southern Interior – BC (ETSI-BC):

Central Resource Recovery: Budget talks have begun for waste, recycling and organics.

Joint Resource Recovery: Budget talks

West Kootenay Hospital Board: Next meeting March 26

Nelson, Salmo, E, F, & G Regional Parks: Budget meeting with and increase of a minimum of 2% to continue the work that has been adopted.

West Transit: Investigation for 2026 to increase fees to \$3.00 and have a report come back to this committee in August.

Other meetings of note:

Mayor's and chair Highway 3 Coalition: May 7, 2025

ETSI-BC Regional Advisory Committee: We have voted to have join the ETSI-BC board from the RAC.

Ministry of Transportation and Infrastructure: