













Town of Fort Smith
Town Council Meeting
Agenda

August 15, 2017, 7:00 p.m. – Council Chambers

A. Call to Order and Confirmation of Quorum	
B. Approval of Agenda	
C. Presentations	
D. Approval of Council Minutes i. Council Minutes	 Council Minutes July 18, 2017.doc
E. Business Arising from the Minutes	
F. Declaration of Financial Interest	
G. Council Business	
a. Introduction and Consideration of Committee Reports i. Corporate Services ii. Accounts Paid Part I iii. Accounts Paid Part II iv. Community Services v. Municipal Services	   Corporate Services Accounts Paid Part I Accounts Paid Part Minutes August 1, 2 II   Community Services Municipal Services Minutes August 8, 2 Minutes August 8, 2
b. Enactment of Bylaws and Policies i. Land Disposal Bylaw 978 ii. Land Disposal Bylaw 979 iii. Land Disposal Bylaw 980	   Bylaw 978 Land Disposal Bylaw 979 Land Disposal Bylaw 980 Land Disposal NTHC Lot 1 Disposal NTHC Lot 1 Disposal NTHC Lot 1
c. Appointments i. Appointment of Acting Mayor August 18 th at 8:30 am to August 28 th at 8:30 am ii. Appointment of Acting SAO Jim Hood August 18 th at 5:00 pm to August 28 th at 8:30 am	
d. Mayor and Council	
e. Administration i. Briefing Note Dark Sky Film	 BN Dark Sky Film
H. Proclamations	
I. Absence of Council Members	
J. Date of Next Council Meeting	
K. Adjournment	
L. Question Period	



**COUNCIL OF THE TOWN OF FORT SMITH
MEETING 08-17
THE FIRST REGULAR MEETING OF COUNCIL FOR
THE MONTH OF AUGUST AND THE
EIGHTH FOR THE YEAR 2017**

PRESENT: Mayor L. Napier-Buckley D/M K. Smith
 Cr. R. Patel Cr. B. McArthur
 Cr. E. Bell Cr. B. Tuckey
 Cr. A. Dumont (Conference Call)
 Cr. R. Holtorf (Conference Call)

REGRETS: Cr. Kikoak

STAFF: K. Morrison, Senior Administrative Officer

GALLERY: Patti Haaima

Meeting 08-17
August 15, 2017

7:00 PM
Council Chambers

A. CALL TO ORDER & CONFIRMATION OF QUORUM

Mayor Napier-Buckley called the meeting to order at 7:00 p.m. and confirmed a quorum of Council was present.

B. APPROVAL OF AGENDA

Cr. Holtorf requested an update on Mr. Vail's request for power at Bell Rock. Administration advised that it would be discussed with the MLA. D/M Smith asked if an update was received from the GNWT on the condition of Highway 5. Cr. McArthur advised that the last 30km portion of the highway would be chip-sealed this year.

17-169 Moved by: Cr. McArthur
 Seconded by: Cr. Bell

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

C. APPROVAL OF MINUTES

17-170 Moved by: Cr. Patel
 Seconded by: Cr. Bell

That the minutes of Regular Meeting 07-17 of July 18, 2017 be adopted as presented.

CARRIED UNANIMOUSLY

D. DECLARATION OF FINANCIAL INTEREST

D/M Smith declared a financial interest with respect to the Accounts Paid Part II.



E. **COUNCIL BUSINESS**

a. Introduction and Consideration of Committee Reports

Corporate Services Standing Committee

17-171 Moved By: D/M Smith
Seconded By: Cr. McArthur

That the attached Corporate Services Standing Committee minutes from August 1, 2017 be adopted as presented.

CARRIED UNANIMOUSLY

Accounts Paid Part I

17-172 Moved By: Cr. Patel
Seconded By: Cr. Bell

That the Accounts Paid List Part I for the period ending July 31, 2017, totaling \$517,415.18 be approved.

CARRIED UNANIMOUSLY

Accounts Paid Part II

17-173 Moved By: Cr. Tuckey
Seconded By: Cr. Bell

That the Accounts Paid List Part II for the period ending July 31, 2017, totaling \$621.35 be approved.

CARRIED UNANIMOUSLY

Second Quarter Variance Report

17-174 Moved By: D/M Smith
Seconded By: Cr. Tuckey

That the Second Quarter Variance Report be accepted as presented.

CARRIED UNANIMOUSLY

Property Tax Issues

17-175 Moved By: Cr. Bell
Seconded By: Cr. McArthur

That the Town of Fort Smith proceed with addressing property tax arrears and delinquent account collections with the use of a third-party contractor.

CARRIED UNANIMOUSLY



TEP Brief – Cr. Patel doesn't feel that a brief would directly lobby change as the contract for the Foundational Review has already been awarded. She felt that there are alternative ways to address the issue rather than developing a brief. Cr. Tuckey noted that the lobbying group was looking for data on the program when it was initially announced that the program would be discontinued. She felt that the development of the brief would be the next step in the process. She would like to see Mayor and Council continue to fight for the program and have information available to back up their decision. Cr. Holtorf would be opposed to the motion as he felt that the money to be used for the brief could be used more productively in collaboration with the college. He also noted that the Foundational Review Terms and Reference indicates the need to gather statistical background information upon review of the programs. He appreciates the intent of Council but felt that the money could be used more resourcefully. Cr. Patel made a motion to table. Administration advised that tabling is only used when there is not enough time to discuss the issue as an issue more immediate has occurred. He also noted that tabling must be seconded. D/M Smith advised that the Mayor and himself had attended a Chamber of Commerce meeting in which the MLA was also present and in which a number of questions were asked about the college which could be further discussed during the Council workshop with the MLA on August 17th. He felt that the gathering of information through a brief would be valuable input to the Foundational Review. He felt that if the Town doesn't prepare the brief, that Council only has political lobbying and any media coverage available. He felt that this would be a good use of the advertising budget as there is no local newspaper in town. Cr. McArthur felt that \$10,000 is too much for the development of the brief, he would be agreeable to a budget of \$5,000 or under.

17-176 Moved By: Cr. Tuckey
Seconded By: Cr. Bell

That \$10,000 be reallocated from the Advertising Budget to the development of a TEP Brief to be solicited through a tender process.

IN FAVOUR – CR. BELL, D/M SMITH, CR. TUCKEY
OPPOSED – CR. DUMONT, CR. HOLTORF, CR. MCARTHUR, CR. PATEL
MOTION DEFEATED

Community Services Standing Committee – Administration provided an update of Community Services events that have occurred and upcoming events in August. He noted that on August 8th, Healthy Families and Parents 'n' Tots hosted Water Day which was well received with 44 children and 31 adults in attendance. On August 18th, the Fun Zone will be moved to the Northern Life Museum in conjunction with Summer Splash. From August 14th to 19th is Dance Camp at the RCC and there are currently 18 registrants. On August 17th to 28th, is the Dark Sky Festival and the arena has been contributed to support the event. Administration advised that the Pool would be closed from August 21st to September 12th for its annual maintenance. The Town is working in cooperation with the Trans Canada Trail for National Canada Trail Day on August 26th and is soliciting volunteers. Administration advised that the wrap-up of Day Camp and Fun Zone is on August 25th. In September, weekly Boot Camp, Yoga, and Elders in Motion programs will start up at the RCC and multiple weekly Story Times will begin at the Library. On September 12th, JBT's weekly swim lessons will begin.

17-177 Moved By: Cr. Bell
Seconded By: Cr. Tuckey

That the attached Community Services Standing Committee minutes from August 8, 2017, be adopted as presented.

CARRIED UNANIMOUSLY



Municipal Services Standing Committee

17-178 Moved By: Cr. Patel
Seconded By: Cr. Tuckey

That the attached Municipal Services Standing Committee minutes from August 8, 2017 be adopted as presented.

CARRIED UNANIMOUSLY

DPA-028-17 Anand Soochit

17-179 Moved By: D/M Smith
Seconded By: Cr. Tuckey

That DPA-028-17, submitted by Anand Soochit, to operate a home occupation accounting and bookkeeping business from Lot 1359, Plan 1788, 63 Caribou Crescent in Fort Smith, be approved.

CARRIED UNANIMOUSLY

b. Enactment of Bylaws:

Land Disposal Bylaw 978 First Reading – Administration advised that the NWT Housing Corporation has a contract with the Federal Government to provide housing to the RCMP and that they will be replacing the current housing with three duplexes to be built on adjacent lots in Westgrove Subdivision. He noted that the Town had originally lobbied the NTHC to purchase six lots as the development is for duplexes. He noted that it is required that each half of a duplex has its own water and sewer service and noted that the lots they are purchasing only come with one water and sewer service. As a result, they will have to cut the asphalt and install an additional water and sewer line which is an additional \$15-20,000, which would offset the cost of an additional lot. He noted that in order for their development to happen, they need to apply for a development permit. He advised that multifamily dwellings in R1 Zoning are a conditional development requiring Council approval and advised if Council wishes they could deny the development and recommend that NTHC purchase three additional lots. He noted that the issue can be discussed further once the development applications are received. Cr. Holtorf asked if by approving the bylaw, is Council setting a precedent by allowing duplexes in the subdivision. Administration doesn't think so, as the bylaw is only for the disposal of land and not for development. Additionally, guarantee of approval of development was not provided to the NTHC and noted that they are purchasing at their own risk. Cr. Dumont has concerns about allowing duplexes in the subdivision. Administration advised that the proposed duplexes are adjacent to duplexes not necessarily changing the character of the neighbourhood.



17-180 Moved By: Cr. McArthur
Seconded By: Cr. Patel

That Land Disposal Bylaw 978 be introduced and given first reading.

WHEREAS, the Council of the Municipal Corporation of the Town of Fort Smith, in the Northwest Territories, deems it to be in the public interest to dispose of the lands described hereunder, and
NOW THEREFORE, the Council of the Town of Fort Smith, at a duly assembled meeting enacts as follows:

1. THAT the Municipal Corporation of the Town of Fort Smith is hereby authorized to dispose of to the Northwest Territories Housing Corporation, a freehold interest or fee simple title in the following parcel of land: the whole of Lot 1626 Plan 3941 FORT SMITH, 26 Whitford Road, in consideration for the sum of Forty-Nine Thousand, Six Hundred and Sixty-One Dollars (\$49,661.00) plus transfer costs.
2. THAT the Mayor and Senior Administration Officer of the said Municipal Corporation of the Town of Fort Smith, or lawful deputy of either of them are hereby authorized in the name and on the behalf of the Municipal Corporation of the Town of Fort Smith, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this Bylaw and to affix thereto the corporate seal of the Municipal Corporation of the Town of Fort Smith as the act and deed thereof, subscribing their names in attestation of such execution.
3. THIS Bylaw shall come into effect upon receiving Third Reading and otherwise meets the requirements of the Section 54 of the Cities, Towns and Villages act.

CARRIED UNANIMOUSLY

Land Disposal Bylaw 978 Second Reading

17-181 Moved By: D/M Smith
Seconded By: Cr. Tuckey

That Land Disposal Bylaw 978 be given second reading by title only.

CARRIED UNANIMOUSLY



Land Disposal Bylaw 979 First Reading

17-182 Moved By: Cr. Bell
Seconded By: Cr. Patel

That Land Disposal Bylaw 979 be introduced and given first reading.

WHEREAS, the Council of the Municipal Corporation of the Town of Fort Smith, in the Northwest Territories, deems it to be in the public interest to dispose of the lands described hereunder, and

NOW THEREFORE, the Council of the Town of Fort Smith, at a duly assembled meeting enacts as follows:

1. THAT the Municipal Corporation of the Town of Fort Smith is hereby authorized to dispose of to the Northwest Territories Housing Corporation, a freehold interest or fee simple title in the following parcel of land: the whole of Lot 1751 Plan 4330 FORT SMITH, 25 Whitford Road, in consideration for the sum of Fifty-Two Thousand, Seven Hundred and Thirty-Eight Dollars (\$52,738.00) plus transfer costs.
2. THAT the Mayor and Senior Administration Officer of the said Municipal Corporation of the Town of Fort Smith, or lawful deputy of either of them are hereby authorized in the name and on the behalf of the Municipal Corporation of the Town of Fort Smith, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this Bylaw and to affix thereto the corporate seal of the Municipal Corporation of the Town of Fort Smith as the act and deed thereof, subscribing their names in attestation of such execution.
3. THIS Bylaw shall come into effect upon receiving Third Reading and otherwise meets the requirements of the Section 54 of the Cities, Towns and Villages act.

CARRIED UNANIMOUSLY

Land Disposal Bylaw 979 Second Reading

17-183 Moved By: Cr. Tuckey
Seconded By: Cr. McArthur

That Land Disposal Bylaw 979 be given second reading by title only.

CARRIED UNANIMOUSLY



Land Disposal Bylaw 980 First Reading

17-184 Moved By: Cr. Patel
Seconded By: D/M Smith

That Land Disposal Bylaw 980 be introduced and given first reading.

WHEREAS, the Council of the Municipal Corporation of the Town of Fort Smith, in the Northwest Territories, deems it to be in the public interest to dispose of the lands described hereunder, and

NOW THEREFORE, the Council of the Town of Fort Smith, at a duly assembled meeting enacts as follows:

1. THAT the Municipal Corporation of the Town of Fort Smith is hereby authorized to dispose of to the Northwest Territories Housing Corporation, a freehold interest or fee simple title in the following parcel of land: the whole of Lot 1750 Plan 4330 FORT SMITH, 27 Whitford Road, in consideration for the sum of Fifty-Two Thousand, Seven Hundred and Forty-One Dollars (\$52,741.00) plus transfer costs.
2. THAT the Mayor and Senior Administration Officer of the said Municipal Corporation of the Town of Fort Smith, or lawful deputy of either of them are hereby authorized in the name and on the behalf of the Municipal Corporation of the Town of Fort Smith, to execute all such forms of application, deeds, indentures, and other documents as may be necessary to give effect to this Bylaw and to affix thereto the corporate seal of the Municipal Corporation of the Town of Fort Smith as the act and deed thereof, subscribing their names in attestation of such execution.
3. THIS Bylaw shall come into effect upon receiving Third Reading and otherwise meets the requirements of the Section 54 of the Cities, Towns and Villages act.

CARRIED UNANIMOUSLY

Land Disposal Bylaw 980 Second Reading – D/M Smith asked if development is required in two years and if the Zoning Bylaw is amended, will there be opportunity for the public to provide input on the amendment. Administration advised that the regulation to develop within two years was specific to Westgrove, although is no longer being imposed. He noted that conditional uses, such as allowing duplexes, would not require an amendment to the Zoning Bylaw, but would require Council approval. He noted that with duplexes, the concern is that it may be used as a rental property which may affect quality of the neighbourhood, although it could be argued not to be an issue with RCMP residing in the homes. He noted that another factor to consider would be the impact on the sale value of surrounding homes, which also would not be an issue with surrounding homes being other duplexes. Administration doesn't anticipate the NTHC to build this year and noted that third reading of the bylaws would most likely occur at the September 19th Council Meeting. Alternatively, the third reading may occur in conjunction with an upcoming Special Meeting to review the AWGs contract which may occur after the Corporate Services meeting on September 5th.

17-185 Moved By: Cr. McArthur
Seconded By: Cr. Bell

That Land Disposal Bylaw 980 be given second reading by title only.

CARRIED UNANIMOUSLY



c. Appointments:

Appointment of Acting Mayor

17-186 Moved By: D/M Smith
Seconded By: Cr. Bell

That Cr. Tuckey be appointed Acting Mayor for the period of August 18, 2017 at 8:30 am to August 28, 2017 at 8:30 am.

IN FAVOUR – CR. HOLTORF, CR. MCARTHUR, CR. BELL, D/M SMITH,
CR. PATEL, CR. DUMONT
ABSTAINED – CR. TUCKEY
CARRIED

Appointment of Acting SAO

17-187 Moved By: Cr. McArthur
Seconded By: D/M Smith

That Jim Hood, Director of Corporate Services, be appointed Acting SAO for the period of August 18, 2017 at 5:00 pm to August 28, 2017 at 8:30 am.

CARRIED UNANIMOUSLY

d. Mayor and Council.

- i. Cr. Holtorf – Cr. Holtorf asked if any additional direction or support is required from Council to bring the GNWT to the table to discuss property tax issues. Administration advised that a motion was passed at this meeting which is the direction Administration requires to move forward with the recovering money and forgiving debt. Administration advised that the Town's legal contractor will be contacted to begin the collection of good debt and noted that briefing notes will be prepared for each roll requiring forgiveness for bad debt. He noted that the issues that can't be resolved by the Town will be discussed with the GNWT, particularly DAAIR at a political level.
- ii. Cr. McArthur – Cr. McArthur provided an update on the remaining 33km of Highway 5 towards Fort Smith. He noted that the portion of highway will be leveled, widened, and chip-sealed this year. He noted that the second coat of chip-seal may be applied next spring.
- iii. Cr. Bell – Cr. Bell requested an update on the status of the RV dump station at Queen Elizabeth Park. Administration advised that ITI has given permission to the Town to assume the dump station. He is in the process of working out the implications and next steps. Cr. Bell thanked the volunteers and organizers for putting on all the events in the community. She would like Council to get together to plan for the Aurora College student welcoming barbeque and potentially invite the AWG Host Society to join and recruit volunteers.



- iv. D/M Smith – D/M Smith thinks that the Town should push the sales of the Westgrove lots and noted that the quicker they sell, the quicker the Town can collect property taxes on them. D/M Smith was pleased that it rained. D/M Smith was pleased with the increased number of visitors in the community for Paddlefest, Summer Splash and the Dark Sky Festival. D/M Smith congratulated all the Fort Smith athletes, coaches, and officials that attended the Canada Summer Games. D/M Smith looks forward to seeing the Waste Management Plan come to Council for review. He is hoping that there would be some sort of option for recycling even if its not curbside. D/M Smith noted that Council has discussed extensively on how to bring some form of political approach to protecting Aurora College and noted that the issue is more than just the program. He noted the diminishing assets, diminishing enrollment and the trades program being cancelled or postponed despite the number of interested students. He noted that the GNWT is vulnerable to public pressure as shown with the Junior Kindergarten program being fully funded as a result of public pressure. He noted that if the Town is not going to pay a consultant to obtain the information required, the leadership would remain with Council. He suggested that Council get together for further discussion. He looks forward to the workshop with Minister Sebert to start discussions. Administration advised that he would work with the Mayor to better understand Council's role with the issue and determine if Council wishes not to develop a document or if the decision made was based on the cost than the concept. He suggested that if the decision was due to cost, a brief could be solicited at a lower price.
- v. Cr. Patel – Cr. Patel advised that the cost to develop the TEP brief is what impacted her decision. She felt that Council can still lobby and develop a strategy which extends beyond the benefit to the Town to the Northwest Territories as a whole. She felt that a lot more can be offered than just entry level programs at the college and felt that the Town should take a more holistic approach. Cr. Patel looks forward to meeting with Minister Sebert on August 17th to further discuss this. Cr. Patel congratulated the coaches and athletes at the Canada Summer Games. Additionally, she thanked fire crews that are out fighting fires and she was pleased with the number of visitors in Fort Smith over the summer.
- vi. Cr. Dumont – Cr. Dumont is very pleased to hear that the first layer of chip-seal will be laid on the final portion of Highway 5. Cr. Dumont suggested that people travel slowly over the portion of the highway under construction as he and another person's trailer had broken a window while traveling.
- vii. Mayor Napier-Buckley – Mayor Napier-Buckley congratulated the athletes that attended the Canada Summer Games. Mayor Napier-Buckley hopes to resolve the issue of cost over concept for the development of a TEP brief. She noted that the Foundational Review will be completed this fall and she hopes to be able include a strong message from the Town of Fort Smith. She would like to consider all of the families, students and teachers that would be lost if the program is discontinued. She noted that losing the program would be a huge hit to the community and that she does not want to sit by and allow this to happen. Mayor Napier-Buckley advised that she had attended the Water is Life Gathering and met the new Chief of the Mikisew in Fort Chip who wanted to discuss a road south. She is hoping to further the discussion and go about the process with consultation.



e. Administration

Administration provided an update on delegations, upcoming meetings and proposed scheduling for AWGs initiatives. Administration advised that he had recently met via teleconference with the SAO of the Town to Hay River where they discussed the proposed amendments to the AWGs triparty agreement. He advised that she is hoping to obtain Council approval of the amended contract in the fourth week of August at which time a Special Meeting of Council will be held for Fort Smith Council approval. Additionally, Administration advised that Mayor and Council would be meeting with Minister Sebert on August 17th. Administration doesn't anticipate another AWG delegation until October, after their M2 Meetings. Administration advised that there was not a delegation from the RCMP this month as Sgt. Snodgrass has accepted a position in Yellowknife. Mayor Napier-Buckley advised that Constable Bennett would be providing the Police Reports until the new Sergeant arrives in Fort Smith.

Briefing Note Dark Sky Film – The briefing note was reviewed. Administration advised that the briefing note has been updated to include original submissions from the Day Sky Film and the historical report of donations up to 2015. He noted that approximately \$2,000 is donated annually in the fourth quarter for Christmas initiatives. Administration has spoken to the producers of the Dark Sky Film and they are allowing the Town to purchase advertising at the end of the film rather than provide a monetary donation. He suggested that \$130 in-kind be donated for the use of showers and tables.

17-188 Moved By: D/M Smith
Seconded By: Cr. Bell

That the Town of Fort Smith provide an in-kind donation of tables and showers totaling \$130 to the Dark Sky Film.

CARRIED UNANIMOUSLY

E. ABSENCE OF COUNCIL MEMBERS

17-189 Moved By: D/M Smith
Seconded By: Cr. Tuckey

That Cr. Dumont, Cr. Kikoak, and Cr. Holtorf be excused from the Corporate Services Standing Committee Meeting on August 1, 2017.

IN FAVOUR – CR. TUCKEY, CR. MCARTHUR, CR. BELL, D/M SMITH, CR. PATEL

ABSTAINED – CR. HOLTORF, CR. DUMONT
CARRIED

17-190 Moved By: Cr. McArthur
Seconded By: Cr. Tuckey

That Cr. Dumont be excused from the Community Services and Municipal Services Standing Committee Meetings on August 8, 2017.

IN FAVOUR – CR. TUCKEY, CR. HOLTORF, CR. MCARTHUR, CR. BELL, D/M SMITH, CR. PATEL

ABSTAINED – CR. DUMONT
CARRIED

17-191 Moved By: Cr. Smith
Seconded By: Cr. Tuckey

That Cr. Kikoak be excused from the Regular Meeting of Council on August 15, 2017.

CARRIED UNANIMOUSLY



F. **DATE OF NEXT COUNCIL MEETING**

Corporate Services Standing Committee Meeting – September 5, 2017
Community and Municipal Services Standing Committee Meetings – September 12, 2017
Council Meeting 09-17 – September 19, 2017

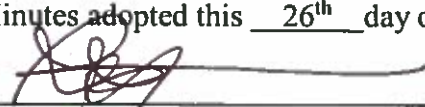
G. **ADJOURNMENT**

17-192 Moved By: Cr. McArthur
Seconded By: Cr. Tuckey

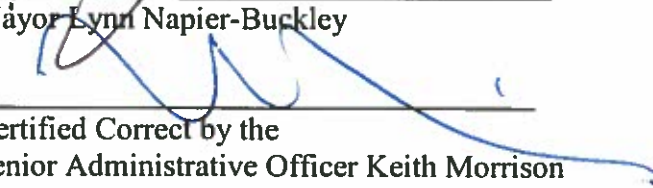
That the meeting be adjourned at 8:20 p.m.

CARRIED UNANIMOUSLY

Minutes adopted this 26th day of September, 2017.



Mayor Lynn Napier-Buckley



Certified Correct by the
Senior Administrative Officer Keith Morrison

H. **QUESTION PERIOD**

A question period was offered in accordance with policy.