



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**South Slokan Commission of Management  
OPEN MEETING AGENDA**

**7:00 pm**

**May 4, 2021**

**Virtual: Toll Free Number: 1-844-426-4405, ATTENDEE ACCESS CODE: 95329598**

**COMMISSION MEMBERS**

Director Popoff	Area H
Commissioner McGovern	Area H/South Slokan
Commissioner Niminiken	Area H/South Slokan
Commissioner Wood	Area H/South Slokan
Commissioner Euerby	Area H/South Slokan
Commissioner Payne	Area H/South Slokan
Commissioner Loxam	Area H/ South Slokan
Alternate Throop	Area H/South Slokan
Alternate Lawrence	Area H/South Slokan
Alternate Niminiken	Area H/South Slokan

**MEMBERS ABSENT**

Alternate VanCamp	Area H/South Slokan
Alternate Payne	Area H/South Slokan

**STAFF**

Joe Chirico	Community Services, General Manager
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**1. CALL TO ORDER**

Chair Payne called the meeting to order at [Time] p.m.

**2. ADOPTION OF AGENDA**

**MOVED** and seconded,  
AND Resolved:

The Agenda for the May 4, 2021 South Slokan Commission of Management (SSCM) meeting, be adopted as circulated.

**Carried/Defeated/Referred**

**3. RECEIPT OF MINUTES**

The February 2, 2021 SSCM minutes, have been received.

**4. STAFF REPORTS**

**4.1 OSH report from General Manager Joe Chirico, Community Services**

Joe Chirico, General Manager of Community Services to provide a verbal update to the Commission in regards to the Old School House.

**5. OLD BUSINESS**

**5.1 Service Bylaw restricting new connections**

- At the February 2, 2021 meeting Commissioner Loxam inquired about a bylaw restricting any new connections being added to the water service.
- Chair Payne inquired with Environmental Services. They are unaware of any bylaw, but suggested that one might have been in place prior to the new treatment plant being constructed, and that it's somewhat irrelevant in the present reality since there have been historic supply issues that could be a potential hindrance to additional connections.

**5.2 Wildfire mitigation**

- Over the past few years, Brent Petrick of Anderson Creek Timber Properties has raised community awareness of the significant wildfire risk present on the mountainside above the village (and extending into neighbouring communities).
- In April, Slokan Integral Forestry Co-op (SIFCo), in partnership with the BC Wildfire Service (BCWS) completed a prescribed burn in Winlaw as part of a landscape level wildfire mitigation project, which in turn was part of a larger ecosystem enhancement project funded by the Columbia Basin Trust, SIFCo and the Forest Enhancement Society of BC.
- Chair Payne is curious if there is potential to see a similar project take place in the South Slokan, Bonnington, Beasley, Taghum region, and looking for ideas and advice on how interested South Slokan community members can take some next steps.

**6. PUBLIC TIME**

The Chair will call for questions from the public at \_\_\_\_\_ a.m./p.m.

**7. NEXT MEETING**

The next SSCM meeting is scheduled for August 3, 2021 at 7:00 pm.

**8. ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The SSCM meeting be adjourned at [Time].

**Carried/Defeated/Referred**



## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# South Slokan Commission of Management OPEN MEETING MINUTES

7:00 p.m.

Tuesday, February 2, 2021

Webex

**Toll Free Number:** 1-844-426-4405

**Attendee Access Code:** 953 295 98

### COMMISSION MEMBERS

Commissioner R. Payne (Chair)	Area H/South Slokan
Commissioner P. Wood	Area H/South Slokan
Commissioner I. McGovern	Area H/South Slokan
Commissioner G. Niminiken	Area H/South Slokan
Commissioner B. Euerby	Area H/South Slokan
Commissioner K. Loxam	Area H/South Slokan
Director W. Popoff	Area H
Alternate W. Niminiken	Area H/South Slokan
Alternate Throop (Secretary)	Area H/South Slokan
Alternate C. Lawrence	Area H/South Slokan

### ABSENT

Alternate J. Van Camp	Area H/South Slokan
Alternate C. Payne	Area H/South Slokan

### STAFF

Joe Chirico	General Manager of Community Services
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#### 1. CALL TO ORDER

Chair Payne called the meeting to order at 7:03 p.m.

#### 2. ELECTION OF CHAIR

##### CALL FOR NOMINATIONS (3 Times)

Commissioner Wood nominated Commissioner Payne.

No further nominations.

**DECLARATION OF ELECTED OR ACCLAIMED CHAIR**

Joe Chirico ratifies the appointed Commissioner Payne as Chair of the South Slokan Commission of Management for 2021.

**3. ELECTION OF SECRETARY**

**CALL FOR NOMINATIONS (3 Times)**

Commissioner Wood nominated Alternate Commissioner Throop.

No further nominations.

**DECLARATION OF ELECTED OR ACCLAIMED SECRETARY**

Chair Payne ratifies the appointed Alternate Commissioner Throop as Secretary of the South Slokan Commission of Management for 2021.

**4. ADOPTION OF AGENDA**

**MOVED** and Seconded,  
AND Resolved:

The Agenda for the February 2, 2021 South Slokan Commission of Management meeting be adopted with the inclusion of Item No. 3 Election of Secretary and Item No. 7.1 Commission Report: Old School House Demolition Update, before circulation.

**Carried**

**5. RECEIPT OF MINUTES**

The November 24, 2020 South Slokan Commission of Management minutes, have been received.

**6. DELEGATE**

Brent Petrick, from Anderson Creek Timber Properties presented an update on forest health and Fir Bark Beetle issues present in the woodlot to the Commission including:

- Anderson Creek Timber has renewed their license for another 20 years.
- Fir bark beetles have expanded significantly in the summer of 2020.
- Result is that there is one small area in the community watershed and three or four small areas (½ and up to 6 hectares) that need to be managed for bark beetle.
- They will be in the mode of protecting the watershed as best they can while continuing a small operation of harvesting throughout. The objective is that any logging in the watershed won't have any impact on the water quality.
- Have not actively looked for parasites nor larvae, so will follow up with the Ministry for some guidance on that.
- Not required to manage fuel mitigation, a very expensive process and there currently isn't any sort of financial support for doing the work.

## 7. STAFF REPORTS

### 7.1 South Slokan School House Demolition Update

The Commission Report dated February 2, 2021 from Joe Chirico, General Manager of Community Services, re: Demolition of the Old School House (OSH), has been received.

Joe Chirico, General Manager of Community Services provided the Commission with a verbal update in regards to the South Slokan School House Demolition including, enquiry received from developer which prompted Community and Environmental Services to meet and discuss, priority is protecting the water system and assets, lease end date for current tenants is the end of April.

### 7.2 Water System Budget Update

Uli Wolf, General Manager of Environment Services provided the Commission with a verbal update in regards to the Water System Budget including, 2020 year end spending, Environmental Services fee update, fleet contribution and Community Service BLD Water Bill has been removed from 2021 Revenue under account 45500.

## 8. NEW BUSINESS

### 8.1 2021 Meeting Schedule.

Proposed 2021 South Slokan Commission of Management meeting dates as follows:

- May 4, 2021 7:00pm
- August 3, 2021 7:00pm
- November 2, 2021 7:00pm

**MOVED** and Seconded,  
AND Resolved:

That the proposed 2021 meeting dates be adopted.

**Carried**

## 9. PUBLIC TIME

The Chair called for questions from the public at 7:46 p.m.

No members of the public were in attendance.

## 10. NEXT MEETING

The next South Slokan Commission of Management meeting is scheduled for May 4, 2021 at 7:00pm.

## 11. ADJOURNMENT

**MOVED** and seconded,  
AND Resolved:

The South Slocan Commission of Management meeting be adjourned at 7:46 p.m.

**Carried**

Digitally Approved via Email.

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Ruby Payne, Chair

## **RECOMMENDATION(S) TO THE BOARD OF DIRECTORS**

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1. *Nil.*

**THE FOLLOWING ITEMS ARE PROVIDED FOR CONVENIENCE ONLY AND WILL BE CONSIDERED AT ITS APPROPRIATE MEETING AS STATED.**

### ***Future South Slocan Commission of Management Meetings***

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1. *Nil.*



# REGIONAL DISTRICT OF CENTRAL KOOTENAY

## Commission Report

**Date of Report:** April 29, 2021  
**Date & Type of Meeting:** May 4, 2021 South Slokan Commission of Management  
**Author:** Joe Chirico  
**Subject:** DEMOLITION OLD SCHOOL HOUSE - PLAN  
**File:** 01-0520-40

### SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to update Commission on the workplan for the demolition of the Old School House.

### SECTION 2: BACKGROUND / ANALYSIS

AJ Evenson, Senior Project Manager, Peter Wood, South Slokan Commission of Management (SSCM) Commissioner, and I met on site to review the facility and outline a workplan for the demolition of the building. The workplan components are:

1. Get the exterior paint sampled and confirmed that there's no lead.
2. Hire an asbestos remediation company to come in on a time and material basis to remove all the asbestos containing materials from the building.
3. Get the utilities disconnected (Fortis, RDCK Water, Telus) in the next month or so. Without building drawings it's risky to leave any power on in the building as a live line could be hiding anywhere and cut through.
4. Get the oil tanks removed.
5. Advertise to the community regarding salvaging items of interest (unless too many holes get opened up during the hazard material remediation and it's not safe). Any salvagers would need to sign off a liability waiver, provide insurance and bring a generator to power any equipment/lights.
6. Demolish the structure, segregate the materials and landfill.
7. Final grading.

Why this plan? Staff believes that this workplan will cost less and provides decision points and flexibility to control expenditures and outcomes. This will provide opportunity for the community to consider ideas of what the project looks like at completion.

1. Could the community make use of the foundation and concrete basement floor?
2. What could be here?

Staff believes this is the most cost effective process with the benefit of allowing the community time to reimagine the property.

### SECTION 3: DETAILED ANALYSIS

#### a. Financial Considerations – Cost and Resource Allocations:

**Included in Financial Plan:**  YES  NO **Financial Plan Amendment:**  YES  NO



<b>Debt Bylaw Required:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<b>Public/Gov't Approvals req'd:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
The workplan provide will provide increased cost control for the RDCK. The project is included in the 2021 financial plan.	
<b>b. Legislative Considerations (Applicable Policies and/or Bylaws):</b>	
RDCK Purchasing Policy – This is in alignment.	
<b>c. Environmental Considerations:</b>	
The project does include hazardous material removal. This will be completed first by a qualified contractor to ensure the site is safe for salvage and demolition.	
<b>d. Social Considerations:</b>	
The site is the location of the water treatment plant for the South Slovan community. The site could also provide a community amenity that still needs to be defined by the community.	
<b>e. Economic Considerations:</b>	
This is not a large service area. The local community is concerned about long term financial liability and the project will be managed to reduce financial risk.	
<b>f. Communication Considerations:</b>	
The local community will be kept informed through the Commission.	
<b>g. Staffing/Departmental Workplan Considerations:</b>	
This project is part of the workplan for the General Manger of Community Services and is a project for the RDCK project Management team.	
<b>h. Board Strategic Plan/Priorities Considerations:</b>	
Manage our Assets and operations in a fiscally responsible manner.	
<b>SECTION 4: OPTIONS &amp; PROS / CONS</b>	
This report is to keep Commission informed on next steps of the project.	
<b>SECTION 5: RECOMMENDATION(S)</b>	
For receipt.	

Respectfully submitted,

Signature:



Name:

Joe Chirico, General Manager of Community Services

**CONCURRENCE**

**Initials:**

Senior Project Manager – AJ Evenson

