



CULTUS LAKE PARK BOARD REGULAR MEETING MINUTES

Wednesday, October 21, 2020

5:00 pm

Cultus Lake Park Office Boardroom
4165 Columbia Valley Highway, Cultus Lake, BC

Present Commissioner D. Renwick – Chair
Commissioner D. Bauer – Vice Chair
Commissioner L. Payeur
Commissioner C. Smit

Staff Chief Administrative Officer - J. Lamb
Manager of Finance – E. Lee
Manager of Park Operations – D. Driediger
Manager of Visitor Services, Accommodations and Bylaw Enforcement – J. Spencer
Executive Assistant – R. Litchfield

Regrets

(1) CALL TO ORDER

The Chair called the meeting to order 5:01 pm.

(2) RESOLUTION TO PROCEED TO CLOSED MEETING

***THAT** the meeting be closed to the public to consider matters pursuant to the following sections of the **Community Charter**:*

Section 90 (1), (c) labour relations or other employee relations;

Section 90 (1), (d) security of the property of the municipality;

Section 90 (1), (e), the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Section 90 (1), (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and

Section 90 (1), (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

(3) RECONVENE

The meeting reconvened at 3:33 pm.

(4) APPROVAL OF AGENDA

4679-20 Moved by: Commissioner Dzaman Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board approve amending the Agenda for the Regular Meeting of October 21, 2020 by adding under Section 7, (a), Correspondence, additional Public Feedback Regarding the September 16, 2020 Board Meeting Decisions; and

By removing and replacing under Section 8, (a), Bylaws, Boating and Foreshore Bylaw No. 1179, 2020; and

THAT the Cultus Lake Park Board approve the Agenda as amended; and

THAT all delegations, reports, correspondence and other information set to the Agenda be received.

CARRIED

(5) ADOPTION OF BOARD MINUTES

4680-20 Moved by: Commissioner Dzaman Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board adopt the minutes of the Regular Meeting held September 16, 2020.

CARRIED

(6) ADOPTION OF COMMITTEE MINUTES

4681-20 Moved by: Commissioner Bauer Seconded by: Commissioner Smit

- (a) *THAT the Cultus Lake Park Board approve the September 22, 2020 Operational and Financial Core Review Committee Minutes.*

CARRIED

(7) CORRESPONDENCE

- (a) **Public Feedback – Regarding the September 16, 2020 Board Meeting Decisions**

- Emails with respect to Main Beach Dock End Sections
- Emails with respect to Foreshore Erosion
- Letters regarding change in fees for mooring buoys

4682-20 Moved by: Commissioner Smit Seconded by: Commissioner Bauer

THAT the Cultus Lake Park Board receive the correspondence regarding the Main Beach dock sections, Foreshore Erosion and Moorage fees for information.

CARRIED

(b) **Chilliwack Elder College - Community Hall Consideration**

- Letter dated October 7, 2020 from Wanda Hook, Chair, Elder College Council

4683-20 Moved by: Commissioner Bauer Seconded by: Commissioner Dzaman

***THAT** the Chief Administrative Officer request that staff contact Wanda Hook, Chair of Elder College to discuss rental rates that are available Monday to Thursday; and*

***THAT** the Cultus Lake Park Board receive the letter regarding hosting classes at the Community Hall for information.*

CARRIED

(c) **Swim Line Parity Request**

- Email submitted October 9, 2020 from Kevin Ault, resident requesting a swim line placement between docks 17 and 18

4684-20 Moved by: Commissioner Smit Seconded by: Commissioner Payeur

***THAT** the Cultus Lake Park Board receive the email regarding swim line placement between dock 17 and 18 for information.*

CARRIED

(8) BYLAWS

(a) **Boating and Foreshore Bylaw No. 1179, 2020**

- Report dated October 21, 2020 from Jacquie Spencer, Manager of Visitor Services, Accommodations & Bylaw Enforcement
- Boating and Foreshore Bylaw No. 1179, 2020

4685-20 Moved by: Commissioner Bauer Seconded by: Commissioner Dzaman

***THAT** the Cultus Lake Park Board give First, Second and Third readings to the Cultus Lake Park Boating and Foreshore Bylaw No. 1179, 2020.*

CARRIED

4686-20 Moved by: Commissioner Bauer Seconded by: Commissioner Payeur

***THAT** the Cultus Lake Park Board grandfather all buoy locations that are registered as of January 1st, 2020 with the exception of any buoys that are within 25 meters of the highwater mark or that are within 15 meters of the wharfs and;*

***THAT** staff be directed to notify any buoy owner that may have a conflict with the current location via letter with the 2021 registration packages.*

CARRIED

(b) **Proposed Neighbourhood Golf Cart Bylaw No. 1180, 2020**

- Report dated October 21, 2020 from Jacquie Spencer, Manager of Visitor Services, Accommodations & Bylaw Enforcement
- Proposed Neighbourhood Golf Cart Bylaw No. 1180, 2020

4687-20 Moved by: Commissioner Smit Seconded by: Commissioner Payeur

***THAT** the Cultus Lake Park Board give First, Second and Third readings to the Cultus Lake Park Neighbourhood Golf Cart Bylaw No. 1180, 2020.*

CARRIED

(8) STAFF REPORTS

(a) **Request for Direction - Development Variance Permit 532 Park Drive**

- Report dated October 21, 2020 from Joe Lamb, Chief Administrative Officer

4688-20 Moved by: Commissioner Bauer Seconded by: Commissioner Dzaman

***THAT** the Cultus Lake Park Board send a letter to the FVRD not in support of Development Variance Permit No. 2020 -19 for 532 Park Drive to increase the height regulation for an accessory building from 4 meters (13 feet) to 4.45 meters (14 feet 6 inches).*

CARRIED

Commissioner Smit voted in Opposition

(b) **Rescue Boat**

- Report dated October 21, 2020 from Warren Mazuren, Cultus Lake Fire Chief
- Petition in support of Cultus Lake Fire Department Rescue Boat (114 Leaseholder/resident, 324 Sunnyside campers, and 9 additional emails)

4689-20 Moved by: Commissioner Dzaman Seconded by: Commissioner Smit

***THAT** the Cultus Lake Park Board accepts the donation of the rescue boat and authorizes trained members of the Cultus Lake Fire Department to use the "Fire Rescue Boat" for rescue services; and*

***THAT** Cultus Lake Park Board authorize the Fire Chief, in conjunction with the Chief Administrative Officer and the Chief Financial Officer, to create a plan for use, maintenance and costs associated with the use of the "Fire Rescue Boat."*

CARRIED

(c) **Remembrance Day Wreaths**

- Report dated October 21, 2020 from Rachel Litchfield, Executive Assistant to the Chief Administrative Officer

4690-20 Moved by: Commissioner Bauer Seconded by: Commissioner Smit

THAT the Cultus Lake Park Board authorize the purchase of two (2) # 20 wreaths.

CARRIED

(9) REPORTS BY COMMISSIONERS

Recommendations from the Operational and Financial Core Review Committee

- Report dated October 21, 2020 from David Renwick, Chair, Operational and Financial Core Review Committee

4691-20 Moved by: Commissioner Bauer Seconded by: Commissioner Dzaman

THAT the Operational and Financial Core Review Committee receive the report from Farris LLP regarding the Ministry of Forests, Funland, Cultus Lake Marina and Main Beach Boat Rentals.

THAT the Operational and Financial Core Review Committee recommend the Cultus Lake Park Board direct the CAO to review each commercial lease within the Plaza to ensure that health and safety requirements are met.

THAT the Operational and Financial Core Review Committee receive the review of the Commercial tenant's insurance requirements per lease.

CARRIED

(10) COMMUNITY ASSOCIATION

Community Association Question of the Month for October 2020

Question:

Recently the Cultus Lake Association sent out a survey to its 300+ members with one question pertaining to the parking Lot B expansion, the result of that survey indicated that 67% of leaseholders were not in favour of the expansion.

The Board appears to be proceeding without public consultation regarding changes to Parking Lot B, which will increase capacity by 75-80 cars and up to 300-400 more visitors. Can the Board explain the rationale behind this decision and how it will be mitigating the effects of having all these additional people and traffic in the Main Beach area?

Answer:

Chair Renwick noted to the member of the Community Association and members of the public. He noted that the role of the Board, the role follows the *Cultus Lake Park Act* and mandate is the use, regulation, protection, management and maintenance and improvement of the Park. The *Act* also states that the Board can construct, operate and maintain any improvement, any buildings, facilities, equipment, conveniences, amusements, businesses and any other for the uses for the public.

He questioned whether the Community Association feels the Board should be advocating only for the purpose and benefit of the residents. He noted that the role of the Board to not only address the concerns of the residents but also to allow the use for all other users, and the right for the public to use and enjoy. The Board has the obligation to serve the public, residents of Chilliwack, and the residents of the Province which also includes the residents.

He further noted that the Community Association stated that they have over 300 members, and he wondered of the 300 who are residents and/or reside outside the Park. He noted that some residents who were not aware that the association was speaking on their behalf even though they agreed to accept the email notification to be on their mailing list. He addressed that the 300 members participated in the survey and from that survey, 67% were leaseholders not in favor of the expansion. He feels that is not accurate and noted that 130 members of the 300 members that participated and 67% of those 130 members said they were not in favor of the parking lot expansion. That is 67% of the 130 that participated.

He further noted the purpose of the expansion is to help fund the parks operations. Residents contribute 9% of the overall revenue to the Park, Commercial tenants contribute 9% revenue to the Park. he noted that he did not see anything noted that the Commercial tenants input on the expansion, their input is critical to their businesses. Pay parking contributes to 12% of the revenue, and noted that we need money to support the Park and due the Covid this year and possibly next year and the Board understands that the residents prefer that visitors not come to the park during this time however, the Board is required to cater to the public and openness of the Park. He noted that the objective is to provide the Board with an opportunity to generate more revenue through pay parking to help our commercial tenants who benefit from more people here and the general public who have a right to use this Park.

The Board also discussed parking lot "B" enhancements at two meetings. At all the meetings the public was free to provide feedback regarding the redevelopment of the lot. These meetings were held on May 20, 2020 and on August the 16, 2020. No correspondence or feedback was received.

The increase in parking capacity comes from a property designed layout for the lot and the addition of 39 stalls at the North end of the lot. The Board is hoping that the increase parking capacity in lot "B" will provide greater convenience for our visitors to enjoy the lake. The Board has been tasked under the "Act" to manage in trust, the "Park" for the use by all. As the Community Association is aware the Park has a large capital project deficit and Board needs to protect the financial position of the Park for the future.

Colleen Rogozinski, Community Association, via Zoom wished to clarify the Association, she noted that Chair Renwick was correct and that they did have people subscribe to the newsletter with the understanding that those were considered members. She noted that Chair Renwick inspired them to clarify that. She noted that this summer they undertook a process of giving those people the option of becoming members or to be subscribers as well as Covid safe door to door inquiring if they wish to be members. She noted that they can at any time unsubscribe or choose to not be a member. Those 300 members how have opted in to be members of the Association. Those people are aware that they are members. She also noted and apologized with respect to the survey percentage, which was misrepresented. She also noted that they do not represent the Commercial leaseholders.

She also noted that to become a member they are required to identify themselves as a leaseholder or a long-term resident, living here more than six months.

- Q: Ernie Vance, Community Association, via Zoom commented that Commissioners are elected/voted in by the residents in the area, though two members represent the residents in Chilliwack. He noted his concern with the priority being the visitors to the lake and not the residents who live here. He recognizes that we live within the mandates of the Park Act however, we seem to fall between the cracks. He noted that the membership consists of residents who have declared that they live here so the number are accurate and noted that the survey went only to that group. He also noted that the number of people responding represent the majority that have residential leases.

(11) PUBLIC QUESTION PERIOD

- Q Rick Williamson, First Ave. noted that in response to Community Association, it was mentioned that 9% of revenue, 9% commercial and 12% for pay parking. He asked if he could be provided with the balance.
- A Chair Renwick noted that 52% form Sunnyside, 4% Visitor Services, 2% Licensing fees, 1% Fire Agreement, 1% Foreshore Mooring, 1% Fee Transfers, 1% Misc. 2% services for commercial and 7% services for residential.
- Q Bob McCrea, Lakeshore Dr. noted in the Boating Bylaw, under Section 3.3(l) page 68. states that, no person will moor a boat or ancillary or related equipment within the foreshore, unless it is moored to a compliant and registered buoy, on a boat lift or attached by authorized mooring whips. He noted that his neighbor ties their boat to the residential wharf with rope. Was this intended to rule out ropes? He noted that sometimes he ties his canoe to the wharf and is that allowed?
- A Chief Administrative Officer, Joe Lamb noted that yes, it is intended to read that way. That is why is stated "mooring whips". They will be required to ask for approval.
- Q Gary Senft, First Ave. noted that a lot of people are concerned with the decision to tear down eh dock section. He noted that the dock is a legacy and has formed part of the lake history. He suggested options and noted during busy periods to have lifeguards on staff and to assist to control kids with coolers of drinks from the dock areas and to represent the youth. He offered suggestions with respect to infrastructure and noted that the BC Government or the City of Chilliwack. He noted that we should not feel that we have the obligation to pay for all of this when all the public use the Park. He suggested that perhaps the City of Chilliwack could give us a loan to replace the docks with concrete or floating options. Foundation funding could be an option or by donation and issue tax receipts. He suggested in addition to replacing the docks to also bring back the nostalgia to the Park.
- Q Brenda Senft and Gail Smit both of First Ave. suggested bringing three items for the Boards consideration. They requested that the Board to take a second look at the new plan for parking Lot B. They noted that the understand that the trees are deemed unhealthy and unsafe if not removed and will then create several additional parking spaces. They are hoping that the Board will consider a few changes to enhance the plan. These considerations are to include and pedestrian pathway, larger spaces to plant other tree and to consider the revenue shortfall from removing some of the percentage of the parking stalls will pay dividends now and in the future.

In addition, they noted that the pathways current plan does not indicate a route for pedestrian access through areas of the Park. They noted that they feel there should be a defined route between the Adventure Park and the shopping plaza. They note that there are wheelchair stalls designated on the plan however, there are no accessible route to move through different areas. How can this be created? Also, they note that 30 trees are to be removed and their replacement is two to one. The planting space for trees on the plan they would like the Board to consider bring back some of the native trees rather than small islands if soil with smaller trees. The also noted, on the pathway, this would create a visual invitation for guests to go to other areas and businesses. They feel that the addition parking space planned be limited to reduce this number slightly to help preserve the look of the Park and enjoyable and safe pathway for all. This will support the revenue the Park require as well and enhance the beauty of the Park.

(12) ADJOURNMENT

4692-20 Moved by: Commissioner Smit Seconded by: Commissioner Bauer

***THAT** the Regular Meeting of the Cultus Lake Park Board held on October 21, 2020 be adjourned 6:26 pm.*

CARRIED

I hereby certify the preceding to be a true and correct account of the meeting of the Cultus Lake Park Board held October 21, 2020.



David Renwick, Chair



Joe Lamb, Chief Administrative Officer