



The Village of
PORT CLEMENTS
"Gateway to the Wilderness"

36 Cedar Avenue West
PO Box 198
Port Clements, BC
V0T1R0
OFFICE :250-557-4295
Public Works :250-557-4326
FAX :250-557-4568
Email : office@portclements.ca
Web : www.portclements.ca

AGENDA

Regular Meeting of Council Monday October 20, 2014
COUNCIL CHAMBERS – 7pm

- 1. ADOPT AGENDA.**
- 2. PETITIONS, DELEGATIONS & OPENING OF SEALED TENDERS**
- 3. MINUTES**
 - M-1- October 6, 2014 Regular Council meeting minutes
 - M-2 – October 3, 2014 Rec Committee meeting minutes
- 4. BUSINESS ARISING FROM THE MINUTES & UNFINISHED BUSINESS**
 - BA-1 – Shelter for Ambulance – follow up
- 5. ORIGINAL CORRESPONDENCE**
 - C-1 – SQCRD Meeting Highlights
 - C-2 – Legislative Assembly – UBCM follow up
- 6. GOVERNMENT**
- 7. FINANCE**
 - F1 – NSCU September Bank Statement
 - F2 – CIBC September bank statement
 - F3 – 3rd Quarter Revenue & Expense Report
- 8. NEW BUSINESS**
 - NB-1 – Report to Council – Gwaii Trust Christmas Fund
 - NB-2 – Report to Council – Biomass project management
 - NB-3 – Report to Council – Jasper appartments
- 9. REPORTS & DISCUSSIONS**
- 10. ACTION ITEMS**
- 11. QUESTIONS FROM THE PUBLIC & PRESS**
- 12. ADJOURNMENT**



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Minutes of the regular meeting of the Port Clements Council held October 6, 2014 in the Council Chambers.

Present:

Deputy Mayor Thomas
Councillor Gould
Councillor Falconbridge
Councillor Gaspar

CAO – Kim Mushynsky

5 members of the public in attendance

Deputy Mayor Thomas called the meeting to order at 7pm

1. ADOPT AGENDA.

2014-327 - Moved by Councillor Gould, seconded by Councillor Gaspar
THAT the agenda be adopted with the following amendment – add BA-1 Biomass options.
CARRIED

2. PETITIONS, DELEGATIONS & OPENING OF SEALED TENDERS.

D-1 – Andrew Cragg to speak about September 22, 2014 Council agenda package.
Mr. Cragg and two other members of the public expressed their concern about the inappropriateness of the content of the late add to the September 22, 2014 meeting seeking Council to rebuke Deputy Mayor Thomas and/or an apology by Deputy Mayor Thomas. Deputy Mayor Thomas apologized.

3. MINUTES.

M-1 – Regular Meeting of Council Monday August 25, 2014 amendment
2014-328 – Moved by Councillor Falconbridge, seconded by Councillor Gould
THAT we accept the August 25, 2014 Regular Council meeting minutes as amended.
CARRIED

M-2 – Regular Minutes of Council Monday September 15, 2014
2014-329 – Moved by Councillor Falconbridge, seconded by Councillor Gaspar
THAT we accept the September 15, 2014 Regular Council meeting minutes as presented.
CARRIED

M-3 – Special Council Meeting minutes from Monday September 22, 2014
2014-330 – Moved by Councillor Falconbridge, seconded by Councillor Gaspar
THAT we accept the September 22, 2014 Special Council meeting minutes as presented.
CARRIED

M-4 – Centennial Meeting minutes from Tuesday June 17, 2014
2014-331 – Moved by Councillor Gaspar, seconded by Councillor Gould
THAT we accept the June 17, 2014 Centennial Committee minutes as presented.
CARRIED

M-5 – Centennial Meeting minutes from Tuesday July 8, 2014
2014-332 – Moved by Councillor Gaspar, seconded by Councillor Gould

THAT we accept the July 8, 2014 Centennial Committee minutes as presented.

CARRIED

M-6 – Centennial Meeting minutes from Sunday July 27, 2014

2014-333 – Moved by Councillor Falconbridge, seconded by Councillor Gaspar

THAT we accept the July 27, 2014 Centennial Committee minutes as presented.

CARRIED

4. BUSINESS ARISING FROM THE MINUTES & UNFINISHED BUSINESS.

BA-1 – Biomass tender options

2014-334 – Moved by Councillor Gould, seconded by Councillor Gaspar

THAT we give staff the option of retendering the project at staff's discretion and timeline.

CARRIED

5. ORIGINAL CORRESPONDENCE.

C-1 – Gas Tax program – signing authority

2014-335 – Moved by Councillor Gould, seconded by Councillor Falconbridge

THAT we authorize staff to sign the agreement on behalf of the Village of Port Clements.

CARRIED

C-2 – Report from Deputy Clerk on Risk Management Conference

2014-336 – Moved by Councillor Falconbridge, seconded by Councillor Gaspar

THAT we receive and file the Risk Management report.

CARRIED

C-3 – Report from Deputy clerk on MATI Training

2014-337 – Moved by Councillor Falconbridge, seconded by Councillor Gould

THAT we receive and file the MATI report.

CARRIED

C-4 – Request for permission to build an ambulance shelter on Village property

2014-338 – Moved by Councillor Falconbridge, seconded by Councillor Gould

THAT we open this for discussion.

CARRIED

2014-339 – Moved by Councillor Gould, seconded by Councillor Falconbridge

THAT we table a decision pending further details about the structure under consideration.

CARRIED

C-5 – Letter from Komadina (Jasper Apartments)

Although Mr. Komadina had called to indicate a letter would be forthcoming for the meeting a letter was not received. The CAO gave a brief update on the status of this property which sold to the Village at the 2012 tax sale.

6. GOVERNMENT.

G-1 – Council Policy #2 – Bursaries – Amendment

2014-340 – Moved by Councillor Falconbridge, seconded by Councillor Gaspar

THAT we approve the wording amendments for the Bursary policy.

CARRIED

7. FINANCE.

F-1 – Cheque Listing to September 29, 2014

2014-341 – Moved by Councillor Falconbridge, seconded by Councillor Gaspar

THAT we receive and file the cheque listing.

CARRIED

F-2 – August CIBC Bank Statement

2014-342 – Moved by Councillor Gaspar, seconded by Councillor Falconbridge

THAT we receive and file the August 2014 CIBC Bank Statement
CARRIED

8. NEW BUSINESS.

NB-1 – #6 Bayview demolition – ratification of online vote

2014-343 – Moved by Councillor Falconbridge, seconded by Councillor Gould

THAT Council reaffirms their commitment to move forward with the demolition of #6 Bayview per motion 2014-184 made at the May 20, 2014 Council meeting.

CARRIED

NB-2 – Report to Council – Crown Land Grant #2

2014-344 – Moved by Councillor Gould, seconded by Councillor Falconbridge

THAT Council approve the recommendation to obtain a Cultural Features Identification Survey for the land which we are applying to Crown for ownership of per the request from the Solutions Table.

CARRIED

NB-3 – Report to Council – travel claim policy clarification

2014-345 – Moved by Councillor Falconbridge, seconded by Councillor Gaspar

THAT Council approve the recommendation to follow the Provincial rate for mileage on travel claims.

CARRIED

NB-4 – Report to Council – Marketing to Baby Boomers

2014-346 – Moved by Councillor Falconbridge, seconded by Councillor Gaspar

THAT Council approve the recommendation to turn the information gathered over to MIEDS for their potential use.

CARRIED

NB-5 – Action Item – Centennial committee

2014-347 – Moved by Councillor Falconbridge, seconded by Councillor Gaspar

THAT we open this for discussion.

CARRIED

2014-348 – Moved by Councillor Gaspar, seconded by Councillor Falconbridge

THAT we authorize spending of up to \$6000 (six thousand dollars) for the New Year's Eve early evening fireworks display.

Further, that we invite Trevor Jarvis to Port Clements to view the options for placement of the fireworks. And finally, that we ensure that sufficient advertising is undertaken including putting it in the November Newsletter.

CARRIED

NB-6 – Report to Council – Fennell Bursary

2014-349 – Moved by Councillor Gaspar, seconded by Councillor Falconbridge

THAT we open this for discussion.

CARRIED

2014-350 – Moved by Councillor Gaspar, seconded by Councillor Falconbridge

THAT we approve the recommendation to pay out the Bursary immediately.

CARRIED

9. ACTION ITEMS:

The bus shelter action item A16 was discussed. Wendy Quinn has a series of plans for small shelters which she will bring in the Village Office for Public Works to review for suitability. The Administrator will contact the Canada World Youth volunteers through Old Massett to see if we can get volunteer labour for this project through them. Councillor Gould was reminded to get the Council plaques ready before the end of the year.

10. REPORTS AND DISCUSSIONS.

Councillor Gould – Centennial Mtg., Wally's Celebration of Life

Deputy Mayor Thomas – Community Futures Strategic Planning, Wally's Celebration of Life

Councillor Falconbridge – Fire Department, Ambulance and Ranger recruits are needed please contact Kaz

Councillor Gaspar – Centennial Mtg, Rec Mtg, Wally's Celebration of Life

CAO – ramping up for the Election, Wally's Celebration of Life, reminder of Hecate Strait request previously tabled

2014-351 – Moved by Councillor Gould, seconded by Councillor Falconbridge

THAT we advise Hecate Strait that at this time Council will adhere to the posted rental rates for facility use should Hecate Strait wish to have a presence in Port Clements. However, the concept of lower or no charge for service groups will be referred to the new Council Strategic Planning session which will be held in February of 2015.

CARRIED

ADJOURNMENT.

2014-352 - Moved by Councillor Gaspar, seconded by Councillor Falconbridge

THAT the meeting be adjourned at 8:25pm

CARRIED

Urs Thomas,
Deputy Mayor

Kim Mushynsky,
CAO

Recreation Committee Meeting – October 3, 2014

Attending – Bev Lore, Matt Gaspar, Sean O'Donoghue, Sue Couch, Colleen Beachy, Maureen Bailey
and Marilyn Bliss.

Absent – Angela Mielecki and Corrina Hornidge

Meeting started at 7:20pm

We grouped together during movie nite to look ahead to projects which would take us to the end of the year.

1 - Halloween will be looked after by the Port firemen – they have hot chocolate at the firehall.

Fireworks was discussed but felt we do not have the budget for this.

2 - Breakfast with Santa is booked for Saturday December 13.

Marilyn will call Marie to see if Santa available – (Marie has confirmed she will be here.)

When date gets closer will ask Corrina if she has last year's list and/or get this from the school office and then arrange for gift purchasing and wrapping.

3 - We still need to spend the \$5000.00 donation and we are leaning to spend this in the children's playground area.

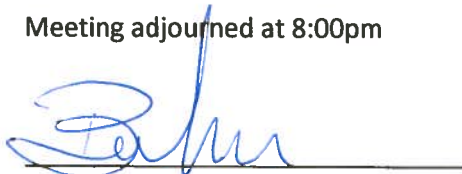
Discussion about the movie night and Haida Gwaii's part in the expense for this and deciding that perhaps the Rec. Committee could look after this. The cost to movie goers would be by donation, ordering movie, advertising and having a library to store movies will need to be finalized.

MOTION – to opt out of the movie program from Haida Gwaii Rec and have Port Rec. Pay for it internally.

motion by Sue – seconded by Sean – all were in favour.

4 – Marilyn/Bev to ask the Village Office for our revenue and expense analysis and to see what monies are left in the budget for this year and for xmas.

Meeting adjourned at 8:00pm



Bev Lore



Marilyn Bliss

Kim Mushynsky

From: Randy Riplinger <Randy.Riplinger@wsi.brookfieldjci.com>
Sent: October-07-14 11:11 AM
To: Kim Mushynsky
Subject: RE: Bylaw for portable vehicle shelter
Attachments: Cover-Tech Inc. - Portable Garage, Instant Portable Garage, Portable Carport.pdf

Hello Kim

The structure would be semi-permanent tent style shelter. I have attached what we are looking at. If you scroll down to the 4th page the rv garage is the one we are looking at. Again our spec'd size is 14'w x 14'h x 30' long. We have briefly discussed the location of the shelter and it may look like it would get installed in front of their current bay door. As for the lighting, this was never discussed but being this is a semi-permanent structure we would probably have to look at some portable lighting hung from the structure as I don't think by code we can fixed electrical attached to the semi-permanent structure. Let me know if you require any further info prior to your meeting.

Thanks

Randy Riplinger
Service Delivery Leader Projects

BLJC-WSI
#204 - 540 Borland St.
Williams Lake, British Columbia V2G 1R8
c. : 250-267-1482 | f. : 250-305-2565
randy.riplinger@wsi.brookfeildjci.com | www.bljc.com



From: Kim Mushynsky [mailto:cao@portclements.ca]
Sent: Tuesday, October 07, 2014 10:48 AM
To: Randy Riplinger
Subject: RE: Bylaw for portable vehicle shelter

Randy:

The motion for approval was tabled pending further information. Council would like to know what it is you intend to install (specifically drawings of size/placement and materials – is it a metal quanset, is it a timber frame structure, is it a semi-permanent tent.....). As for snow, generally speaking we don't get snow or we get wet mush that is only around for a day or two so snow loads should not be an issue. As one of our Councillors is also an ambulance attendant there was also the question of whether this structure would have lighting within it. In the winter we only have daylight from around 9am-4pm (reduced in inclement weather) so visibility could be a real issue for the attendants.

So the ball is now back in your court. I have another Council meeting October 20th so if you can have information to me by noon on the 15th I can include it on the next agenda again so this doesn't drag unnecessarily.

Thanks,

garage Tuesday and it came in very good condition. Your packaging, I must say is excellent. I thank you for the great service."

Gerry Paquet,
Sudbury, Ontario

"I've been meaning to email you and say thanks for everything... the garage set up like a snap with 2 guys. Thanks again for everything. I am very pleased!"

Cal Manky,
Kelowna,
British Columbia

"It looks terrific and when the rain stops, I plan to send you a picture! My boat fits nicely inside. The garage is perfect for the job!"

John O. Alvarez,
Sechelt,
British Columbia

"My order arrived on Monday am as promised, and I installed it that same day. It is up and very solid. I must say I am very impressed with the craftsmanship and quality of Material."

Dan Merlin,
Victoria,
British Columbia

"The garage looks very nice & we are delighted with your product. We are impressed with the quality of the various materials

- **14 oz, 23mil** rip stop polyethylene cover with welded seams **(heaviest in the industry)**
- **1.66", 14 gauge** galvanized steel frame **(heaviest in the industry)**
- 5 rows of purlins and 8 diagonal corner braces
- 10 Year UV Warranty on fabric!

SALE

All RV portable garages discounted!

14' x 30' x 12' high door -	\$2978	reg. \$3445
14' x 35' x 12' high door -	\$3328	reg. \$3686
14' x 40' x 12' high door -	\$3678	reg. \$4230

14' x 30' x 13' high door -	\$3162	reg. \$3624
14' x 35' x 13' high door -	\$3537	reg. \$4070
14' x 40' x 13' high door -	\$3912	reg. \$4411

14' x 30' x 14' high door -	\$3375	reg. \$3776	✱
14' x 35' x 14' high door -	\$3775	reg. \$4217	
14' x 40' x 14' high door -	\$4175	reg. \$4695	

many other sizes available



14' x 30' RV garage (14' high door)
foundation not required

14x14x30 high door

Two car garage specs

- 16', 20' or 24' wide x any length
- 8' - 14' high roll up door with ground crank
- **14 oz, 23mil** rip stop polyethylene cover with welded seams **(heaviest in the industry)**
- **1.90", 13 gauge** galvanized steel frame **(heaviest in the industry)**
- neat and clean look
- 10 Year UV Warranty on fabric!



20' x 25' two car garage (8' high door) \$3170

Roll up doors come standard with our 2 car garage, RV garage, and heavy truck garage. An effortless hand crank provides quick and easy access.

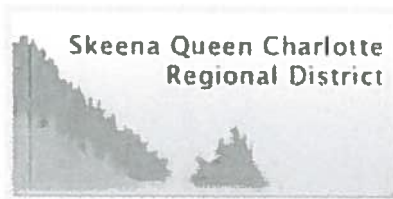
An innovative design allows the door to stay open without the hassle of tie straps. Just simply roll it up and walk away.

If you need a size wider, longer, or higher please [contact us](#) for a free and quick quote.



20' x 35' heavy truck garage \$5895

All sizes are base dimensions, shelters are narrower at the top



BOARD HIGHLIGHTS

September 19th, 2014 Board Meeting

Delegations:

M. Kujat, Environmental Coordinator, Regional District of Kitimat-Stikine & L. Zurkirchen, Principal, Project Manager, Regulatory Specialist, Stantec Inc., addressed the Board in regard to the Terrace Area Integrated Solid Waste Management Plan. Ms. Kujat and Ms. Zurkirchen addressed the objectives of the Solid Waste Management Plan; the projects, specifically facilities and services pertaining to the Waste Management Plan; and the Skeena-Queen Charlotte Regional District's involvement in the Waste Management Plan, which outlines the potential to increase collaborative material management through the partnership with facilitating participation of industry and major projects in appropriate waste diversion in partner districts and municipalities.

Dr. Bidgood, Chair, and A. Webber, Development Services Manager for the Kitimat-Stikine Regional District addressed the Board in regard to the Northwest BC Resource Benefits Alliance. Specifically, Dr. Bidgood and Mr. Webber addressed the idea of revenue sharing as it relates to economic and industrial expansion throughout northwest B.C. The pair also discussed the memorandum of understanding signed by Regional District of Kitimat-Stikine local government stakeholders that was signed in July 2014.

Board Business:

1. Following receipt of correspondence from the Northwest Growth Conference Partnership, the Board passed a motion to contribute \$200 toward the upcoming Northwest Growth Conference to be held in Prince Rupert.
2. Following feedback from a public forum held in Sandspit, the Board amended and adopted the *Moresby Island Management Standing Committee Bylaw No. 579, 2014*, which now reflects a nomination and opportunity to vote process when selecting MIMC members.
3. The Board adopted the *Islands Solid Waste Management Regulation, Fees and Charges Amendment Bylaw No. 584, 2014*, which includes provisions for commercial recycling.
4. The Board passed a motion to approve the transfer of the Regional District's Mt. Moresby Adventure Camp land tenure to the Mt. Moresby Adventure Camp Society.
5. The Board adopted the *Skeena-Queen Charlotte Regional District Representatives Named to Organizations Outside the Regional District Policy*.
6. The Board passed a motion for staff to proceed with applications for a license of occupation, park use permit and an access permit for a desired Sandspit Emergency Evacuation Site location.

For complete details of the September 19th, 2014 Board meeting, the Agenda and Minutes are posted under "Quick Links" at www.sqcrd.bc.ca.

John Horgan, Leader
Official Opposition
Room 109 – Parliament Buildings
Victoria, B.C. V8V 1X4
P: 250-953-4838



Selina Robinson, M.L.A.
Coquitlam-Maillardville
Room 201 – Parliament Buildings
Victoria, B.C. V8V 1X4
P: 250-387-3655

October 2, 2014

Mayor Cheer and Councillors
Village of Port Clements
Box 198
Port Clements, BC
V0T 1R0

Dear Mayor Cheer and Councillors:

My team and I enjoyed meeting so many dedicated mayors, councillors and directors at the 2014 UBCM convention last week. As I said in Whistler, you've had to work hard to get a fair shake for your communities in a time of dwindling resources and increased need.

We spoke with many of you about the timing and one-sided nature of the BC Public Sector Compensation Review. We are concerned that the timing of this report was more about embarrassing local government than addressing the issues UBCM has outlined in the Strong Fiscal Futures report. We also heard your disappointment about the Minister of Transportation Todd Stone's response to UBCM's excellent research on ferry fares and the BC economy. The report put out by AVICC and UBCM is the only research done to date studying the impact of ferry rates on local economies. Despite having no research of his own, the Minister dismissed that report and failed to address the impact of ferry fares on coastal economies.

The Premier in her talk to UBCM talked about working in partnership. We observe a gap between what is said by this government and how they actually interact with their partners.

We value the important work of local governments in our towns, rural areas, villages and cities. We recognize that senior levels of government have moved responsibility for problems to you, without the funding to address those problems. As a result, local governments are grappling with how to address the challenges of homelessness, addictions and mental health problems among others. It doesn't make sense and it doesn't serve BC residents. Our vision is that the provincial government will work closely with local government as partners in building stronger, more vibrant communities where British Columbia families and individuals thrive.

. . . /2

We paid close attention to the resolution work you did at UBCM and will monitor the government response to those resolutions. In Question Period and during Budget Estimate debates in the spring, we intend to remind the government to follow through on their commitments to you.

Your information and knowledge is invaluable to us in doing that work. As we head into the Legislature this October 6th I invite you to keep us informed about successes and problems you see in your community that we can help you to amplify.

Selina Robinson, our Opposition Spokesperson for Local Government, is your contact with our team. You can reach Selina by phone at 250-953-4701 in Victoria or 604-933-2001 in Coquitlam or by email at Selina.Robinson.mla@leg.bc.ca

To those of you running for re-election, we wish you the best of luck for the November election. To those of you choosing to end your time in local government, thank you for your service and dedication to your communities. We wish you all the best in the future.

Sincerely,



John Horgan, Leader
Official Opposition



Selina Robinson, MLA
Coquitlam-Maillardville

STATEMENT OF ACCOUNTS

PO Box 94
Masset BC V0T 1M0

MASSET BRANCH 250-626-5231

MEMBER NUMBER 56440

STATEMENT DATE September 30, 2014

PAGE 1 of 8

Village Of Port Clements
PO BOX 198
Port Clements BC V0T 1R0

19

DEMAND ACCOUNTS

Date	Description	Number	Withdrawals	Deposits	Balance
Business 75					
31Aug2014	Balance Forward				459,136.65
01Sep2014	Clearing Cheque	140365	467.25		458,669.40
01Sep2014	Clearing Cheque	140377	710.30		457,959.10
02Sep2014	Pre-Authorized Credit - PROVINCE OF B.C			742.67	458,701.77
02Sep2014	Clearing Cheque	140380	261.63		458,440.14
04Sep2014	Clearing Cheque	140383	4,554.79		453,885.35
05Sep2014	Deposit			13,907.22	467,792.57
05Sep2014	Deposit			3,383.79	471,176.36
05Sep2014	Clearing Cheque	140367	200.00		470,976.36
05Sep2014	Clearing Cheque	140341	200.00		470,776.36
05Sep2014	Clearing Cheque	140382	294.11		470,482.25
05Sep2014	Clearing Cheque	140386	400.00		470,082.25
05Sep2014	Clearing Cheque	140387	1,220.00		468,862.25
05Sep2014	Clearing Cheque	140381	7,340.00		461,522.25
08Sep2014	Clearing Cheque	140378	210.00		461,312.25
10Sep2014	Pre-Authorized Credit - PROVINCE OF B.C			119.68	461,431.93
11Sep2014	Clearing Cheque	140388	500.00		460,931.93
11Sep2014	Clearing Cheque	140384	13,432.50		447,499.43
15Sep2014	Bill Payment BC Hydro 2328675 Vendor Confirmation: 379242	395028	2,875.02		444,624.41
15Sep2014	Bill Payment CIBC VISA 4503386141757010 Vendor Confirmation: 380443	395139	3,012.93		441,611.48
17Sep2014	Bill Payment Credit Union MasterCard 5527497140094880 Vendor Confirmation: 842849	788411	591.17		441,020.31
17Sep2014	Bill Payment Telus Communications 2285720649 Vendor Confirmation: 844050	788544	1,652.40		439,367.91
18Sep2014	Clearing Cheque	140397	77.35		439,290.56
21Sep2014	Deposit			2,449.34	441,739.90
21Sep2014	Deposit			5,444.04	447,183.94
21Sep2014	Transfer in from 604207 Masset cheq			54.65	447,238.59
21Sep2014	Clearing Cheque	140399	373.20		446,865.39

continued...



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Village Of Port Clements

STATEMENT OF ACCOUNTS

PO Box 94
 Masset BC V0T 1M0

MASSET BRANCH 250-626-5231

MEMBER NUMBER 56440

STATEMENT DATE September 30, 2014

PAGE 2 of 8

Date	Description	Number	Withdrawals	Deposits	Balance
Business 75					
23Sep2014	Clearing Cheque	140395	84.54		446,780.85
23Sep2014	Clearing Cheque	140417	100.00		446,680.85
23Sep2014	Clearing Cheque	140396	699.22		445,981.63
23Sep2014	Clearing Cheque	140418	4,719.23		441,262.40
30Sep2014	Deposit			22,647.24	463,909.64
30Sep2014	Credit Interest			369.40	464,279.04
30Sep2014	Monthly Service Fee		55.00		464,224.04
Total Withdrawals and Deposits			44,030.64	49,118.03	

Number of Cheques 19

Membership Shares

31Aug2014	Balance Forward				37.70
Total Withdrawals and Deposits			.00	.00	

Business Simply Savings

31Aug2014	Balance Forward				403,110.28
30Sep2014	Credit Interest			414.15	403,524.43
Total Withdrawals and Deposits			.00	414.15	

TERM DEPOSITS

Date	Description	Withdrawals	Deposits	Balance
Term 4: Short Term GSP (30 - 364 Days) -				
31Aug2014	Balance Forward			11,267.34
Start 30Apr2014 - Rate 1.0000% - NextInt 30Jan2015 - Matures 30Jan2015				

continued...

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PO Box 94
Masset BC V0T 1M0

MASSET BRANCH 250-626-5231

MEMBER NUMBER 56440

STATEMENT DATE September 30, 2014

PAGE 3 of 8

Date	Description	Withdrawals	Deposits	Balance
Term 7: 12 - 60 Month Term -				
31Aug2014	Balance Forward			255,375.00
Start 13Feb2013 - Rate 2.1500% - NextInt 13Feb2015 - Matures 13Feb2016				
Term 10: 3 Year Harvest Term -				
31Aug2014	Balance Forward			750,000.00
Start 21Nov2013 - Rate 1.1000% - NextInt 21Nov2014 - Matures 21Nov2016				
Term 11: Short Term GSP (30 - 364 Days) -				
31Aug2014	Balance Forward			133,481.29
Start 06May2014 - Rate 1.0000% - NextInt 31Dec2014 - Matures 31Dec2014				
Term 12: 12 - 60 Month Term -				
31Aug2014	Balance Forward			300,000.00
Start 04Jul2014 - Rate 1.6000% - NextInt 04Jul2015 - Matures 04Jan2016				

continued...



ALL MEMBERS

...if you have a mortgage or loan against your home or rental property where Northern Savings holds the security you are required to have adequate insurance in place. Northern Savings should be identified as the mortgage holder with loss payable to the Credit Union. Property taxes are due annually and always make sure you sign your Home Owner's grant if the home is your primary residence.

www.northsave.com

Printed on 40% Post Consumer Fibre



The Credit Union Deposit Insurance Corporation of British Columbia, a government corporation, protects 100% of all credit union deposits. Credit union equity shares and investments such as mutual funds or RRSP equity plans are not covered by deposit insurance.

If your MasterCard® or Member Card® debit card is lost or stolen call us immediately, 24 hours a day. For calls originating within Canada and continental USA, please call 1-800-LOST111. For calls originating outside of Canada or continental USA, call (306) 566-1276 (collect).

Village Of Port Clements

STATEMENT OF ACCOUNTS

PO Box 94
Masset BC V0T 1M0

MASSET BRANCH 250-626-5231

MEMBER NUMBER 56440

STATEMENT DATE September 30, 2014

PAGE 4 of 8

Assets	Canadian Dollars	US Dollars
Chequing	464,224.04	.00
Savings	403,524.43	.00
Terms	1,450,123.63	.00
Registered Plans	.00	.00
Shares	37.70	.00
Total Assets	2,317,909.80	.00
Liabilities	Canadian Dollars	US Dollars
Line of Credit	.00	.00
Over limit LOC/overdraft	.00	.00
Loans	.00	.00
Mortgage	.00	.00
Total Liabilities	.00	.00
	.00	.00


Over limit Lines of Credit / Overdrafts interest rate is 24.0000

Continued...

www.northsave.com

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The  Union Deposit Insurance Corporation of British Columbia, a government corporation, protects 100% of all credit union deposits. Credit union equity shares and investments such as mutual funds or RRSP equity plans are not covered by deposit insurance.

If your MasterCard® or Member Card® debit card is lost or stolen call us immediately, 24 hours a day.
For calls originating within Canada and continental USA, please call 1-800-LOST111.
For calls originating outside of Canada or continental USA, call (306) 566-1276 (collect).



CIBC Account Statement

VILLAGE OF PORT CLEMENTS

For Sep 1 to Sep 30, 2014

Account number
93-00813

Branch transit number
00180

The names shown are based on our current records, as of October 3, 2014. This statement does not reflect any changes in account holders and account holder names that may have occurred prior to this date.

Account summary

Opening balance on Sep 1, 2014		\$66,415.93
Withdrawals	-	15,610.23
Deposits	+	6,785.10
Closing balance on Sep 30, 2014	=	\$57,590.80

Contact information

1 800 465 CIBC (2422)
Contact us by phone for questions on this update, change of personal information, and general inquiries, 24 hours a day, 7 days a week.

TTY hearing impaired
1 800 465 7401

Outside Canada and the U.S.
1 902 420 CIBC (2422)

 www.cibc.com

Transaction details

Date	Description	Withdrawals (\$)	Deposits (\$)	Balance (\$)
Sep 1	Opening balance			\$66,415.93
Sep 2	CREDIT MEMO CREDIT UNION CENTRAL OF B.C.		200.00	66,615.93
	CREDIT MEMO CREDIT UNION CENTRAL OF B.C.		174.00	66,789.93
	CREDIT MEMO CREDIT UNION CENTRAL OF B.C.		174.00	66,963.93
	DEBIT MEMO CHARGE FOR AUG CIBC EFT SERVICE CHARGE	64.82		66,899.11
Sep 3	DEBIT MEMO SETTLEMENT: 0104 CIBC DATA CENTRE: 00	6,095.07		60,804.04
	CREDIT MEMO CREDIT UNION CENTRAL OF B.C.		440.70	61,244.74
Sep 4	CREDIT MEMO INT @ 0.2500% CIBC-AUTOMATED INTEREST SYSTEM		13.66	61,258.40

(continued on next page)

CIBC Account Statement

Sep 1 to Sep 30, 2014

Account number: 93-00813

Branch transit number: 00180

Transaction details (continued)

Date	Description	Withdrawals (\$)	Deposits (\$)	Balance (\$)
Sep 4	Balance forward			\$61,258.40
	CREDIT MEMO		136.50	61,394.90
	CREDIT UNION CENTRAL OF B.C.			
Sep 5	CREDIT MEMO		174.00	61,568.90
	CREDIT UNION CENTRAL OF B.C.			
	DEBIT MEMO	1,345.93		60,222.97
	Sep 05, 2014			
	Municipal Pensi			
Sep 8	CREDIT MEMO		136.50	60,359.47
	CREDIT UNION CENTRAL OF B.C.			
Sep 9	CREDIT MEMO		309.80	60,669.27
	CREDIT UNION CENTRAL OF B.C.			
Sep 11	CREDIT MEMO		100.00	60,769.27
	FUNG LOY KOK IN			
Sep 15	CREDIT MEMO		300.00	61,069.27
	CREDIT UNION CENTRAL OF B.C.			
	CREDIT MEMO		174.00	61,243.27
	CREDIT UNION CENTRAL OF B.C.			
Sep 16	CREDIT MEMO		200.00	61,443.27
	CREDIT UNION CENTRAL OF B.C.			
Sep 17	CREDIT MEMO		233.90	61,677.17
	CREDIT UNION CENTRAL OF B.C.			
	DEBIT MEMO	5,845.67		55,831.50
	SETTLEMENT: 0105			
	CIBC DATA CENTRE: 00			
Sep 18	CREDIT MEMO		174.00	56,005.50
	CREDIT UNION CENTRAL OF B.C.			
Sep 19	DEBIT MEMO	1,421.64		54,583.86
	Sep 19, 2014			
	Municipal Pensi			
Sep 22	CREDIT MEMO		200.00	54,783.86
	CREDIT UNION CENTRAL OF B.C.			
Sep 23	DEPOSIT 00520		2,220.03	57,003.89
	6TH & 6TH			
Sep 24	CREDIT MEMO		606.51	57,610.40
	CREDIT UNION CENTRAL OF B.C.			
Sep 26	CREDIT MEMO		583.50	58,193.90
	CREDIT UNION CENTRAL OF B.C.			
* Sep 29	CHEQUE 55421369 140405	837.10		57,356.80
	CREDIT MEMO		60.00	57,416.80
	CREDIT UNION CENTRAL OF B.C.			
	CREDIT MEMO		174.00	57,590.80
	CREDIT UNION CENTRAL OF B.C.			
	Closing balance			\$57,590.80

VILLAGE OF PORT CLEMENTS

REVENUE AND EXPENSE REVIEW

3rd quarter ended September 30, 2014

	2014	2014	2013
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>
<u>GENERAL REVENUES:</u>			
Municipal Property Tax	\$124,314	\$129,000	\$125,132 <small>*Golden Spruce Farms</small>
Payment in Lieu of Taxes	\$7,440	\$6,600	\$6,315 <small>Write Off</small>
Sale of Services	\$5,568	\$5,820	\$16,243 <small>*sale of property in 2013</small>
Revenue Own Sources	\$60,135	\$60,570	\$61,674
Rentals - Multi-purpose Bldg.	\$10,179	\$9,525	\$8,850
Unconditional Grant	\$250,351	\$251,920	\$251,920
Conditional Grants	\$60,582	\$450	\$434 <small>*Crown Land Grant</small>
Transfer from Reserves	\$0	\$0	\$0
Collection for Others	<u>\$190,391</u>	<u>\$206,530</u>	<u>\$196,697</u>
<u>TOTAL REVENUE - GENERAL</u>	<u>\$708,960</u> *	<u>\$670,415</u>	<u>\$667,265</u>
<small>*would be \$656,960 without the Crown Land Grant</small>			
<u>GENERAL EXPENSES:</u>			
Legislative Expenses	\$22,868	\$24,655	\$22,976
General Administration	\$142,805	\$150,865	\$145,920
Fire Department	\$41,486	\$40,190	\$24,611 <small>*training & equip.</small>
Emergency Services	\$300	\$500	\$1,613
Common Services	\$13,959	\$15,240	\$12,887
Wharf	\$1,892	\$6,159	\$21,399 <small>*major repairs in 2013</small>
Small Craft Harbour	\$7,974	\$9,950	\$6,405
Roads	\$26,271	\$33,940	\$31,437

Environmental Health & Devel.	\$11,513	\$8,950	\$1,697 *clinic repairs
Parks & Recreation	\$37,213	\$40,700 *St. Marks & Community Hall	\$28,355
MPBC Operating	\$31,234 *Fuel	\$25,755	\$23,263
Debt Services	\$1,035	\$1,680	\$1,542
Capital	\$6,254	\$5,000	\$21,144 *barge
Collection Others	\$59,418	\$179,405	\$186,721
Amortization	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>TOTAL EXPENSES</u>	<u>\$404,222</u>	<u>\$542,989</u>	<u>\$529,970</u>
<u>NET INCOME - GENERAL</u>	<u>\$304,738</u>	<u>\$127,426</u>	<u>\$137,295</u>

	2014 <u>ACTUAL</u>	2014 <u>BUDGET</u>	2013 <u>ACTUAL</u>
<u>WATER REVENUES:</u>			
Fees & Taxation	\$89,014	\$88,000	\$85,666
Grants	\$63,054	\$65,000	<u>\$65,000</u>
<u>TOTAL WATER REVENUE</u>	<u>\$152,068</u>	<u>\$153,000</u>	<u>\$150,666</u>
<u>WATER EXPENSES:</u>	<u>\$41,481</u>	<u>\$47,670</u>	<u>\$42,896</u>
<u>NET INCOME/LOSS WATER</u>	<u>\$110,587</u>	<u>\$105,330</u>	<u>\$107,770</u>

<u>SEWER REVENUE</u>	<u>\$57,492</u>	<u>\$55,691</u>	<u>\$54,018</u>
<u>SEWER EXPENSES</u>	<u>\$28,685</u>	<u>\$30,405</u>	<u>\$27,366</u>
<u>NET INCOME SEWER</u>	<u>\$28,807</u>	<u>\$25,286</u>	<u>\$26,652</u>

<u>NET INCOME VOPC</u>	<u>\$444,132</u>	<u>\$258,042</u>	<u>\$271,717</u>
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The Village of
PORT CLEMENTS
"Gateway to the Wilderness"

36 Cedar Avenue West
PO Box 198
Port Clements, BC
V0T1R0
OFFICE :250-557-4295
Public Works :250-557-4326
FAX :250-557-4568
Email : office@portclements.ca
Web : www.portclements.ca

REPORT TO COUNCIL

Author: Kim Mushynsky
Date: October 10, 2014
Re: Gwaii Trust Christmas

Background: Gwaii Trust provides a Christmas fund of \$10,000 each year for Graham Island Central. The funds are allocated as follows:

- \$1,200 to the Seniors for Christmas Supper
- \$1,100 to the Rec Committee for Breakfast with Santa
- \$3,000 to Tlell Fire Department for their community event
- \$4,700 to the Village of Port Clements

Historically the \$4,700 has been used for "Port Bucks" with a small percentage for Christmas lights and/or Christmas decorating prizes.

A good discussion took place on facebook this month debating what should be done with this year's fund – something more permanent or a continuation of the "Port Bucks" tradition. A definite theme of beautification with lighting came through the discussion although it is not clear cut that "Port Bucks" should be eliminated altogether. As an attempt at compromise I put forward the following concept:

We distribute "Port Bucks" like we did last year but drop it from \$25 per household to \$20 per household which leaves us with approximately \$600 with which we will buy a supply of small LED exterior Christmas lights which we will completely cover the docks with and perhaps some of the more well-known trees such as the tree at the corner of Bayview and Dyson. Finally, as an option this year, we will identify a project, such as benches, sidewalks, or other beautification item and people will be able to donate their "Port Bucks" to that option (only one option or it will get too spread out and not end up with enough money to do anything). Council could consider matching any funds donated by community members to help support the project which will be finalized in early 2015.

Respectfully submitted:



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Web : www.portclements.ca

REPORT TO COUNCIL

Author: Kim Mushynsky
Date: October 15, 2014
Re: **Biomass Project Management**

Includes attachments:

1. Report back from Wunderlin on additional questions
2. Report back from Canadian Western Mechanical on additional questions
3. Report from Pete the Electrician on power concerns

Background: An RFP was advertised for the management of the biomass project installation. The responding submissions were hard to compare and contrast in order to make a decision. New information is coming to light that was not known at the time the RFP was let. Council directed me to seek clarification between the two bids we received and come back with a report to Council on other alternatives for the October 20th Council meeting. The two respondents answered the questions I posed to them which identifies a clear difference between the two pricing structures. Canadian Western Mechanical is tendering based on an Engineered design and Wunderlin is not. As we received a quote from Opus Dayton Knight on the engineering piece separately we know that that piece is worth approximately \$30,000 before taxes. This puts the two bids within \$10,000 of each other. However, as indicated, we have more challenges which need answers before we can proceed. Specifically we need to know where the 3 phase power is coming from (Water treatment plant before or after generator backup connection or from Park street side of project) as each of these options have different costs and requirements (ie: whether BC Hydro needs to be involved in the process and if so what their timeline looks like). In addition there is a Hydro pole located extremely close to where the seacan is slated to be placed which may need to be moved. It has the CBC antennae attached to it adding further potential complications and permissions. The School District requires that the connection to the school be engineered. Depending on the power source we may need an engineer to review and make recommendations for the water plant hook up. As no specifications were given in the original RFP the two proponents will not ever be comparing apples to apples as they have bid based on different component manufacturers. A concern was initially raised that we needed to make this decision with speed as it may take up to three months for the supply lines to be sourced and transported here but we have found a recommended Alberta supplier who indicates that this is not the case. We also have resources now, through the company who is supplying the boiler, which we did not have access to when the tender was originally let. Finally, an idea has been put forward by Public Works that since we are going to be trenching into the School system anyway it is a good fit to consider upgrading our existing backup generator and getting the multiplex on the back-up generator (running the electrical lines in the same trench) which is an upgrade that has been discussed previously. This is a quasi-related project that could be applied to Gwaii Trust for funding for – it is a good project and involves Emergency preparedness as well as convenience and safety.

Recommendation: In light of too many unknowns which could result in change-orders to the existing RFP process, I recommend that the Village obtain an engineered design for the project (we require it anyway) and that that design would then include specifications for all parts required to be used in the project which would make retendering it much clearer and would result in bids that are comparable. In addition, as part of the engineered design process, a detailed costing estimate could be supplied by the engineer which would give Council a much better level of comfort as to what the final cost of this project will be. Council is committed to proceeding with the project, but we already know that the project is going to cost at least 29% more than the original estimate, even before all the uncertainties identified above have been dealt with.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Kim Mudge". The signature is fluid and cursive, with a large, stylized initial "K".

October 15, 2014

Joint Proposal by

WUNDERLIN Consulting (Principal/Partner Thomas Wunderlin)

975 Laidlaw Road

Smithers, BC, V0J 2N7

(250) 643-0387

thomas@wunderlin.ca

and

Eaglecrest Enterprises Ltd. (Principal/President Tim Fennell)

276 Bayview Drive

Port Clements, BC, V0T 1R0

(250) 557-4541

eaglec@qcislands.net

Attention: Kim Mushynsky – CAO – Village of Port Clements

for the

**Management, Design and Installation of a Biomass Heating System for the
Port Clements Multiplex and Fire Hall**

Additional Questions

1. Please indicate the name of the certified mechanical engineering firm who will be in charge of designing the system and acknowledge that the costs associated with these engineered drawings/plans are included in the quote provided.

The Terms of Reference in the RFP do not specify any requirements for engineered drawings. Engineering for such a simple project is strictly optional and not a code or BCSA requirement.

If the Village desires engineered drawings we would require an addendum to the RFP describing such. Cost would depend on range of engineering (mechanical, electrical, structural, environmental) and detail required.

If required, our mechanical engineer is "Duehrichen Engineering of Smithers".

2. Please acknowledge that all electrical wiring costs are included in the quote provided.

In our submission we clearly state that we will provide a fully functional and operational biomass district heating system. It is therefore obvious that the necessary electrical connections are part of the submission.

Our only condition is the requirement that the containerized boiler will be delivered and commissioned exactly as specified in the RFP.

3. Please indicate that the cost for locates required prior to placing the heating lines are included in the quote provided.

See question 2 above. It is assumed that the Village is in the possession of the required maps detailing underground lines of any sort.

4. Please provide the specs on the energy meter proposed to be used for the multiplex, as this piece of equipment is subject to approval by School District #50.

We propose the use of Kamstrup energy meter equipment. Ultrasonic or magnetic, no moving parts and factory calibrated, designed for energy sales.

5. Please provide specs on the major components being used for the system such as both heat exchange units, the supply lines, etc.

See also question 1. This is part of the design process, there are several high quality options available. Availability and delivery times most often determine final choice.

6. Please provide specs on the fuel extraction system being used for the system showing that it is applicable for pucks, pellets and chips as fuel sources.

The fuel extraction system is part of the containerized boiler RFP. Please check that the appropriate system is included in the selected containerized boiler.

THIS IS NOT OUR RESPONSIBILITY.

7. Please indicate if you have prior experience working with a KOB in a district heating scenario and in regards to integrating and tuning. If yes please provide references.

A Koeb biomass boiler is just like any other biomass boiler in regards to its connection to a district heating system.

Thomas Wunderlin has extensive experience with the Koeb Pyrot boiler (50 unit town house development with Koeb Pyrot 300; design, installation and operation as partner in Arctic Green Energy, Yellowknife). We assume that the boiler supplier will be responsible for proper commissioning although we can assist. The Koeb Pyrot is notoriously difficult to setup since it is extremely sensitive to the type of fuel used. Changes in fuel characteristic require the change of computer and manual boiler settings. The boiler has a tendency to either overheat the combustion chamber or cause incomplete combustion of the fuel depending on certain settings with a very narrow optimal range. The boiler is not suitable for continued operation at or near nominal output. It is highly efficient and low in emissions.

On behalf of the joint proponents

A handwritten signature in black ink, appearing to read 'T. Wunderlin', followed by a horizontal line with a small upward tick at the end.

Thomas Wunderlin, Dipl. Ing. ETH (Zuerich)

Smithers, October 15, 2014

Kim Mushynsky

From: CanWest <canwest@quesnelbc.com>
Sent: October-14-14 3:02 PM
To: Kim Mushynsky
Subject: Fw: Biomass Boiler Project
Attachments: doc03086420141014165953.pdf

Hi Kim,

Darryl has asked that I reply to you on the questions that were received.

You will find the specs attached and the answers are as follows:

- 1) Canadian Western offers a 30 day warranty / support for all new installations.
- 2) Attached
- 3) Heat exchanger will need to be sized accordingly once the job is awarded to the successful contractor.
- 4)
- 5) We do not have experience directly with a KOB system however we have work with Viessmann products.

Have a great day,

Lisa Wickenheiser

Canadian Western Mechanical

250-992-9807

-----Original Message-----

From: canwest@quesnelbc.com

Sent: Tuesday, October 14, 2014 2:59 PM

To: canwest@quesnelbc.com

TASKalfa 255

[OO:c0:ee:82:64:ef]

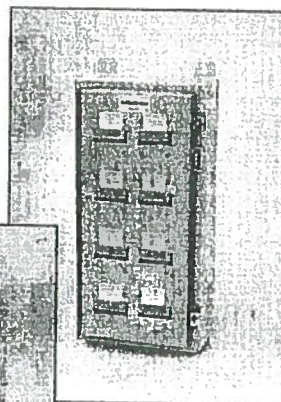
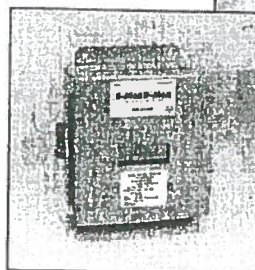
CLASS 1000 SINGLE-PHASE kWh METER

E-Mon D-Mon
Energy Monitoring Products & Systems

Features

- Direct-read 2-line alpha-numeric LCD display without multiplier displays accumulative kWh and "real-time" kW load.
- Available in MMU (Multiple Meter Unit) enclosures containing up to 24 meters in one compact enclosure.
- Revenue-grade accuracy.
- Patented 0-2 volt output split-core current sensors promote enhanced safety and accurate remote mounting of current sensors up to 2,000 feet from meter without power interruption. (Optional solid-core sensors available in 100 & 200 amp.)
- Parallel up to three (3) sets of current sensors for cumulative reading.
- Current sensor installation diagnostics.
- Fixed pulse output.
- Non-volatile Memory.
- Maintains reading in the event of power failure.
- Meter can be used in the following configurations:
 - 1-Phase, 2-Wire
 - 2-Phase, 3-Wire
 For other configurations, contact factory.
- Industrial grade JIC steel enclosure (standard) with padlocking hasp & mounting flanges for indoor installation. Knockouts: 1 1/16" (3/4" cond.) bottom, 7/8" (1/2" cond.) top.
- Optional NEMA 4X polycarbonate enclosure with padlocking hasp & mounting flanges for indoor/outdoor installation (stand alone) with one 1 1/16" KO on bottom of enclosure.
- UL/CUL Listed.
- Certified by independent test lab to ANSI C12.20 national accuracy standards. (+/- 0.2% from 1% to 100% of rated load.)
- California CTEP approved for use with solid-core current sensors. Listed by the California Energy Commission.
- New York City approved, Con Edison approved for RSP program.

MMU Style
(Multiple Meter Unit)



Stand-Alone Configuration
Dim 6 3/4" H x 5 3/16" W x 3 1/4" D

Model Numbers

120V, 1-Phase, 2W

(Supplied with (1) split-core current sensor)

E10-212025-JKIT (25 Amp)
E10-212050-JKIT (50 Amp)
E10-2120100JKIT (100 Amp)
E10-2120200JKIT (200 Amp)

120/208-240V, 1- or 2-Phase, 3W

(Supplied with (2) split-core current sensors)

E10-320825-JKIT (25 Amp)
E10-320850-JKIT (50 Amp)
→ E10-3208100JKIT (100 Amp)
E10-3208200JKIT (200 Amp)

277V, 1-Phase, 2W

(Supplied with (1) split-core current sensor)

E10-227725-JKIT (25 Amp)
E10-227750-JKIT (50 Amp)
E10-2277100JKIT (100 Amp)
E10-2277200JKIT (200 Amp)

Optional Meter Enclosures

Replace "J" in model number with optional enclosure specification.

Specification M - MMU Configuration

(ex. E10-3208100MKIT)

Specification R - NEMA 4X Raintight Enclosure

(ex. E10-212025-RKIT)

E-Mon
Energy Monitoring Products

CLASS 1000 METER ENGINEERING SPECIFICATIONS

E-Mon D-Mon
Energy Monitoring Products & Systems

- Meter shall be fully electronic with 2-line alpha-numeric LCD display for kilowatt-hour readings. Meter shall provide rate of consumption indication and also a test sequence to ensure integrity of the display.
- Meter shall provide a load indicator to indicate real-time consumption levels for field testing and certification.
- Meter shall provide current sensor installation diagnostics indicator.
- Meter shall use 0-2 volt output current sensors to allow paralleling and/or mounting up to 2,000 feet from the meter. Sensors shall be of split-core configuration to allow installation without powering down. Sensors shall be available from 25 amp to 200 amp. Sensors shall be optionally available in solid-core configuration (100 & 200 amp.)
- Meter shall be enclosed in a heavy-duty JIC steel enclosure suitable for indoor installation. Meter enclosure provides a method of locking to prevent unauthorized access.
- Meter shall be optionally available in an outdoor NEMA 4X polycarbonate enclosure with padlocking hasp & mounting flanges for indoor installation.
- Meter shall be optionally available in MMU (Multiple Meter Configuration) enclosures containing up to 24 meters in one compact enclosure.
- Meter shall be UL Listed/CUL Listed to latest applicable standards for safety.
- Meter shall be certified by a nationally recognized Independent test facility to ANSI C12.20 (+/- 0.2% from 1% to 100% of rated load) specifications.
- Meter shall be California CTEP approved for use with solid-core current sensors, listed by the California Energy Commission, New York City approved and Con Edison approved for RSP program.
- Meter shall be provided with a non-volatile memory to maintain reading during power outages.
- Meter shall be provided with modular connector(s) to provide interfacing with:
 - AMR (Automatic Meter Reading)
 - Building Management/Energy Management Systems
- Meters shall be compatible with E-Mon Energy™ software.

uponor

PRE-INSULATED
PIPE SYSTEMS

ECOFLEX[®] ASTM
THERMAL SINGLE
AND TWIN

LAUNCH SHEET

Uponor Now Offers Ecoflex[®] Thermal Single and Twin in ASTM Sizes

Uponor Ecoflex Thermal, which offers easy installation and greater protection for hydronic radiant heating and cooling systems, is now available in 1", 1¼" and 1½" ASTM sizes.

ASTM Ecoflex Thermal features Wirsbo hePEX[™] plus tubing surrounded by closed-cell, PEX-foam insulation and covered by a waterproof, corrugated HDPE jacket, making it ideal for direct-burial applications. It is available in continuous lengths up to 600 feet, and uses either Uponor's durable ProPEX[®] fittings or the new WIPEX[™] dezincification-resistant (DZR) brass compression fittings for a watertight, leak-resistant system.



Features and Benefits

- Ideal for direct burial in radiant heating and cooling applications
- Features Wirsbo hePEX plus tubing, which includes an EVOH oxygen-diffusion barrier
- Tubing encased in multilayer, closed-cell, PEX foam insulation, providing increased flexibility
- Insulation covered by a watertight, corrugated, HDPE jacket for added durability and protection from punctures and abrasions
- Long coil lengths up to 600 feet for minimized underground connections, saving time, labor and costs
- Works with Uponor's ProPEX fitting system or WIPEX DZR brass compression fittings

Codes and Standards

Manufacturing Standards:

- ASTM F876
- ASTM F877
- CSA B137.5

Product Listings:

- Hydrostatic Stress Board of PPI at: 200°F at 80 psi, 180°F at 100 psi and 73.4°F at 160 psi

Ecoflex Products and Accessories

Ecoflex Thermal Single

Thermal Single features one Wirsbo hePEX plus service pipe surrounded by PEX-foam insulation and covered by a durable HDPE jacket.

Part No.	Part Description	Weight Per Foot	Coil Dimension
5015510	1" Thermal Single with 5.5" Jacket, 600-ft. coil	0.75 lbs.	75" x 51"
5015513	1¼" Thermal Single with 5.5" Jacket, 500-ft. coil	0.85 lbs.	72" x 51"
5016915	1½" Thermal Single with 6.9" Jacket, 300-ft. coil	1.4 lbs.	84" x 48"

Ecoflex Thermal Twin

Thermal Twin features two Wirsbo hePEX plus service pipes surrounded by PEX-foam insulation and covered by a durable HDPE jacket.

Part No.	Part Description	Weight Per Foot	Coil Dimension
5026910	1" Thermal Twin with 6.9" Jacket, 600 -ft. coil	1.3 lbs.	96" x 48"
5026913	1¼" Thermal Twin with 6.9" Jacket, 500-ft. coil	1.4 lbs.	96" x 48"
5026915	1½" Thermal Twin with 6.9" Jacket, 300-ft. coil	1.55 lbs.	84" x 48"

WIPEX Fittings

WIPEX DZR brass compression fittings transition PEX service pipe to a male NPT thread.

Part No.	Part Description	Compatible With	Weight (Lbs./Ea.)
5550010	WIPEX Fitting 1" PEX x 1" NPT	5015510/5026910	0.6
5550013	WIPEX Fitting 1¼" PEX x 1¼" NPT	5015513/5026913	0.9
5550015	WIPEX Fitting 1½" PEX x 1½" NPT	5016915/5026915	1.1

Ecoflex EPDM Rubber End Caps

Ecoflex EPDM Rubber End Caps seal the exposed insulation between the jacket and service pipe after the pipe is cut to make a connection. Ecoflex Thermal Single uses single end caps; Ecoflex Thermal Twin uses twin end caps. Each end cap includes a stainless-steel clamp and an EPDM rubber o-ring.

Note: Uponor requires end caps at all ends of the piping system to ensure insulation integrity.

Part No.	Part Description	Compatible With	Weight (Lbs./Ea.)
5855513	Single End Cap for 1" and 1¼" PEX, 5.5" Jacket	5015510/5015513	1
5856930	Single End Cap for 1½, 2 and 2½" PEX, 3" HDPE Pipe, 6.9" Jacket	5016915	1.6
5956915	Twin End Cap for 1", 1¼", 1½" PEX, 6.9" Jacket	5026910/5026913/ 5026915	1.5

For more information, visit our websites listed below.

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5925 148th Street West
Apple Valley, MN 55124 USA
Tel: (800) 321-4739
Fax: (952) 891-2008
Web: www.uponor-usa.com

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uponor



Pete The Electrician

A licensed, bonded, and insured electrical contractor.

Peter McPhee

P.O. Box 555

Queen Charlotte, B.C. V0T 1S0

(250) 559-7722

pete.mcphee@hotmail.com

GST REG# 89851 4526 RT0001

invoice

to: Village of Port Clements

P.O. Box 198

Port Clements, BC

V0T 1R0

contacts: Sean O'Donohue

250-557-4295

publicworks@portclements.ca

Project Location	P.O. #	Invoice #	Date
Biomass Heating and Lift Stations		281 2014	9 Oct 2014

date	item / description	quantity	hourly rate	amount
Oct 09	Look over the planned installation of biomass heating system. Make recommendations.			
	If it is to be powered from water treatment plant then			
	it will be powered by emergency generator so load calculations will be required and verified, also it will need to be engineered into the MCC.			
	Or,			
	it will be connected before the transfer switch and will have to be engineered into existing service entrance.			
	If it is to be supplied it's own service then			
	BC Hydro will need to be contracted to add lines and capacity to the new service.			
	Also looked at lift station outlets tripping and provided replacement parts.			
	Also trouble shot issue with Hemlock lift station short cycling. Provided guidance on identifying floats and correct level positioning.			
	Total time	2.50	64.50	161.25
	Travel charge			88.00

This invoice is due upon delivery of materials and/or service

Thank you

TOTAL LABOUR	249.25
TOTAL MATERIALS	56.98
SUBTOTAL	306.23
GST @ 5%	15.31

TOTAL DUE \$321.54

Payment options:

☒ cheque payable to "Pete The Electrician"

☒ E-transfer sent to: pete.mcphee@hotmail.com

☒ direct deposit to Northern Savings Credit Union: To account 7145097. Memo "281 2014"

☒ Credit Union MemberLink: Your account number is "281 2014"

☒ Credit Card in Person or Call 250-559-7722



Overdue invoices accrue interest at 2% per month, 24% per year



The Village of
PORT CLEMENTS
"Gateway to the Wilderness"

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REPORT TO COUNCIL

Author: Kim Mushynsky
Date: October 14, 2014
Re: Jasper Apartments

Background: In 2012 the Jasper apartments came up for tax sale and by default the Village of Port Clements was the purchaser of this property. The owner was granted an extension per the Local Government Act in 2013 which gave him conditions to be met by September 20, 2014 which he did not meet. A registered letter was sent to the owner giving him notification that unless the conditions were met by October 13 the Village would be forced to move forward with transfer of title. The owner called the Village October 14 indicating that he would not be meeting the conditions and that he is proceeding to divest himself of responsibilities related to the apartments, specifically hydro, insurance and garbage. On October 14 the paperwork was sent to Land Titles to transfer title to the Village of Port Clements. I had a lengthy discussion with the local property manager for the apartments, Mr. Joe Shannon, who gave me insight into the extensive repairs required and the rent ability of the 12 units in the apartment block. There are many concerns, the biggest is the extent of water damage to the third floor due to a leaking roof and the unknowns associated with this damage. Currently 4 of the twelve units are occupied although only 3 are paying as the property manager has his apartment in lieu of rent. Rent revenue is currently \$1400 per month and costs are unknown. This is not an activity the Village should be involved in for any length of time due to the potential legal liability it may expose us to and it being unrelated to a Municipal purpose. Currently the assessment shows the building at \$98,700 and the land at \$26,800.

Recommendation: I recommend that immediately upon notification that title has changed hands the Village put ads in the two next Observers of our intent to sell the property by auction with a reserve bid of \$25,000. As this is not a tax sale we are not bound by the same legal requirements of a tax sale so I recommend that we indicate that 10% of the bid price must be a non-refundable cash deposit with the remainder being paid to our lawyer in the process of the sales completion. We need to get a minimum of the lawyers bill and the outstanding taxes and utilities to break even on this property which is approximately \$18,550 and growing daily with interest.

Respectfully submitted: