



Valemount Industrial Park Limited Regular Board Meeting

Minutes

Place: Valemount Industrial Park Office 3300
Highway 5 South, Valemount BC

Date: Monday, November 7, 2022

1. Call to Order: 4:38 pm

Present: Ainslie Jackman, Gordon Carson, Gerry Piper, Pete Pearson, Jr Osadchuk, Ray Mikolash, Eric Depenau, Village of Valemount CAO (Non-Voting Board Member), Craig Pryor, Manager and Tannis Worth, Assistant Administrator.

Regrets: Gerhard Oberauer

Guests:

2. Consent Adoption of Agenda and Minutes

R187-11-22 Motion: To adopt November 7, 2022 Agenda and to adopt the minutes of the Regular Board of Directors meeting from October 3, 2022.

Moved By: Ray Mikolash

Seconded By: Pete Pearson

3. Financial Reports

R188-11-22 Motion: To adopt September 2022 Financials.

Moved By: Ray Mikolash

Seconded By: Gerry Piper

- The Board would like more details on the miscellaneous revenue.

4. Regular Reporting

a) VIP General Update (activity/mill site)

- The Board would like more information on Cresa.

5. Old Business

a) Water reservoir update- The reservoir has been completed and is filling up now. There is an overflow and the ground is now frozen and we are not able to install fence posts. The fence will be put back up in the spring.

6. New Business

a) BC Hydro Electrical Inspection – Peter Caputo went around with the Hydro Inspector and the Inspector was satisfied. We are just waiting on the paperwork.

b) Goals (to be revisited in March) – Craig:

i) Mill setup and operation - ongoing

- Mill manager hired, working in mill plus marketing. (Aspire Ind)- We had a mill manager who resigned for family reasons. We now have Centurion helping with marketing.

- Business plan requires attention – ongoing– it was suggested reaching out to a smaller mill see if they are willing to provide some guidance.

ii) Waste and fiber issues and best solutions: chip, hog and sawdust - ongoing



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- iii) Infrastructure improvements including:
 - Water for fire protection, create a fire-fighting plan – ongoing - the reservoir is now complete and we are now working on connecting the pipes in the pumphouse.
 - Power in yard/upgrades - ongoing
 - Road access and upgrades - ongoing
 - Security cameras for scales and office- we have cameras in the office but are still needed at the scales. We will start working on this.
 - Safety plan for yard including road signage, speed limits and evacuation plan - ongoing
 - iv) Office and yard improvements (plans and budgeting for: roof, siding, heating options, fiber optics and landscaping)- need to get a new roof, replace the windows. The building inspector will have to come in.
 - v) Blue bird nests – They will need to be cleaned out in spring and we should contact the high school to see if they would like to keep an eye on the bird houses as a project.
 - vi) Tours for local fire department and ambulance crews -this was done but may need to be done again as there will be several new ambulance workers coming to town. This should be done annually.
 - vii) Review liabilities for yard roads and public access conflicts – what happens. We need better signage – check the WCB website to see if there is anything on there.
 - viii) Washroom facilities for tenants -ongoing
 - ix) Hire a VIP mill manager – ongoing.

 - c) Telus – Craig – We have reached a deal with Telus for fiber optics. \$625 a month plan and Telus will pay us \$5000 annually. After a year our monthly bill will be reduced to \$75 and Telus will pay us \$1500 annually on top of the lease.
8. Next Meeting
Monday December 5, 2022 at 3 pm.
9. Adjournment
Time: 5:52 pm
R189-11-22 Motion: To adjourn Regular Board Meeting.
Moved: Ray Mikolash