



AGENDA

Regular Meeting of Council

Village of Clinton Council Chambers, 1423 Cariboo Highway
Wednesday, November 26, 2025 at 6:30 pm

Mission Statement: *"To Increase Economic Opportunity and Improve the Quality of Life for all Citizens."*

Vision Statement: *"Clinton is a lively resilient community, proud of its rich heritage while building a sustainable future with local Secwepemc and neighboring communities"*

Call to Order

"Mayor and Council acknowledge that we are meeting on the traditional ancestral and unceded territory of the Whispering Pines/Clinton Indian Band and High Bar First Nation"

Adoption of Agenda

Adoption of the Minutes

	Minutes of the Regular Meeting of Council dated November 12, 2025.	Page 4
	Minutes of the Public Hearing dated November 19, 2025	Page 8

Delegations

	None	
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Question Period - **Only questions pertaining to this agenda will be accepted and answered*

Correspondence and Reading File

Action	None	
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Information	None	
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Reading File	November 7, 2025 to November 20, 2025	Page 9
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Administrative Reports

CAO	Tax Sale Complaint	Page 10
	2026 Council Meeting Schedule – For approval	Page 17
	Upcoming Bylaw Amendments	Page 19
CFO	None	
CDC	None	
DCO	None	
Public Works	None	
Fire Department	None	
Committees	None	
Bylaw Officer	None	
FireSmart Coordinator	None	

Bylaws/Policies

	None	
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Council Reports

Mayor Stanke	Council Report – Written	Page 20
Councillor Burrage	Council Report - Verbal	
Councillor Kosovic	Council Report - Verbal	
Councillor Park	Council Report - Verbal	
Councillor Schapansky	Council Report - Verbal	

New Business

None

List of Outstanding Council Previous Action Items

	Current List of Motions	Page 22
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Calendar of Events

Nov 29 – First Responders Food Drive @ Firehall 10 am to 2 pm

Dec 05 – Village office light up @ 5pm sharp

Dec 05 – Shop Local Event – 5pm to 8pm

Dec 05 – Free Pics with Santa (with a non-perishable donation for the food bank), selfie station and kids coloring contest @ Memorial Hall 5-8pm

Dec 06 – Free Skating @ Arena – Hot dogs, hot chocolate– 1-3 pm (**Note time change**)

Dec 07 – Free Skating @ Arena – 3-4pm

Dec 07 – Bethel Pentecostal Christmas Dinner @ Memorial Hall 5pm

Dec 14 – Legion Kids Christmas Party @ Memorial Hall 12-3pm

Notice to Proceed to In-Camera

- Notice to Proceed to In-Camera meeting as per Section 90.1 (e) &(k) of the Community Charter.

Re-call Regular Meeting

Adjournment



MINUTES

Regular Meeting of Council

Clinton Council Chambers, 1423 Cariboo Highway

Wednesday, November 12, 2025 at 6:30 pm

In Attendance: Mayor Stanke, Councilors: Burrage, Kosovic (by Zoom), Park, Schapansky

Absent:

Staff: CAO Doddridge, DCO Smith

Media: 0 Public: 1

Mission Statement: *"To Increase Economic Opportunity and Improve the Quality of Life for all Citizens."*

Vision Statement: *"Clinton is a lively resilient community, proud of its rich heritage while building a sustainable future with local Secwepemc and neighboring communities"*

Call to Order

The meeting was called to order at 6:29 pm

"Mayor and Council acknowledge that we are meeting on the traditional ancestral and unceded territory of the Whispering Pines/Clinton Indian Band and High Bar First Nation."

Adoption of the Agenda

Moved and Seconded

R130-25 That Council approves the Agenda dated November 12, 2025. CARRIED

Adoption of the Minutes

Moved and Seconded

R131-25 That the Minutes of the Regular Council Meeting dated October 22, 2025, be adopted. CARRIED

Delegation

Caroline Slade – Dawson Road Maintenance – Meet and greet and to provide information

Caroline Slade is the new Quality Manager for Dawson Road Maintenance. Provided information on the operations and plan for winter. Every piece of winter equipment will be ready by the end of November. Right now, they are only using a salt brine that is good up to -10. There will be a stakeholder's engagement virtually on Friday, November 14, 2025. Bad pothole areas were discussed. These included the Hugo subdivision, Kelly Lake Road turnoff and the turnoff to Boyd Pitt Road. She informed Council that pothole maintenance can still be completed in the winter season.

Question Period

Not so much of a question as a statement reiterating the importance of filling the potholes. Especially the one on the turn to Kelly Lake Road. It's very large and needs to be looked at.

Action Items

Jeremy Valeriotte MLA – CN Rail Corridor Round Table Invite
Mayor Stanke is already registered for this.
Receive for information as presented.

Information

None

Reading File

Received for Information.

Administrative Reports

CAO

None

Chief Financial Officer

Third Quarter Operating Budget Performance Report
Moved and Seconded

R-132-25 **THAT, Council receives the Third Quarter Operating Budget Performance Report for information with the corrected budget numbers on the Committees of Council budget line.**
CARRIED

Community Development Coordinator

None

Deputy Corporate Officer

None

Public Works

None

Fire Department

October Report

New look to the report. Fire Chief Hansen will be providing periodic updates to council on member numbers.

Received for information as presented.

FireSmart Coordinator

None

Bylaw Officer

None

Committees

None

Bylaws/Policies

Five Year Financial Plan Bylaw Amendment Bylaw No. 604, 2025

Moved and Seconded

**R133-25 THAT, Council adopts the 2025-2029 Financial Plan Amendment Bylaw No. 605, 2025.
CARRIED**

Council Reports

Mayor Stanke – Verbal

Will have a written report for the next council meeting.

Received for information as presented.

Councillor Burrage – Written

Will be attending the Gold Country Awards on November 15.

Spirit of Clinton is working on a system for an event calendar (both paper and electronic)

Received for information as presented.

Councillor Kosovic – Verbal

Has been away for a couple of weeks.

Attended the Richmond info session on the Cowichan Land claim.

Received for information as presented.

Councillor Park – Verbal

No extra meetings attended.

Attended the Wayne Walch presentation on November 3, 2025.

Wanted to extend how great the Hallowe'en stop was.

Received for information as presented.

Councillor Schapansky – Written

Nothing to add except he will be attending the Community Forest meeting on November 18, 2025, where the firewood program and the big Christmas tree will be discussed.

Received for information as presented.

New Business

None

List of Outstanding Council Previous Action Items

Received for information.

Calendar of Events

Nov 29 – First responders Food drive @ Firehall
Dec 05 – Shop Local Event – 5pm to 8pm
Dec 05 – Free Pics with Santa (with a non-perishable donation for the food bank), selfie station and kids coloring contest @ Memorial Hall 5:30pm-7:30pm
Dec 06 – Free Skating @ Arena – Hot dogs, hot chocolate– 1-3pm
Dec 07 – Free Skating @ Arena – 3-4 pm
Dec 07 – Bethel Pentecostal Christmas Dinner @ Memorial Hall 5pm
Dec 14 – Legion Kids Christmas Party @ Memorial Hall 12-3 pm

Notice to Proceed to Closed Meeting

Moved and Seconded

R134-25 Motion to proceed to Closed Meeting as per Section 90.1 (k) of the Community Charter at 7:14pm. CARRIED

*Released from In Camera – Council will be issuing a letter to TNRD and Area E Director Jim Smith requesting the establishment of a Local Service Area Bylaw to help cover the cost of recreation in Clinton.

Adjournment

Moved and Seconded

R135-24 That the Regular Meeting of Council be adjourned 8:01 pm. CARRIED

MAYOR

CORPORATE OFFICER



MINUTES

Public Hearing

Village of Clinton Council Chambers, 1423 Cariboo Highway

Wednesday, November 19, 2025, at 5:00 pm

In Attendance: Mayor Stanke, Councilors: Burrage, Kosovic, Schapansky, Park

Absent:

Staff: CAO Doddridge, DCO Smith

Media: 0 Public: 1

A Public Hearing to consider the Village of Clinton Officially Community Plan Bylaw No. 606, 2025, and the Village of Clinton Zoning Bylaw No. 607, 2025.

This document serves as the written report of the Public Hearing as required under Section 465 (5) of the Local Government Act.

No written submissions were received.

The Public hearing was called to order at 5:01 pm.

Mayor Stanke asked three times if there was anyone in attendance who wished to make any further representations. There was not.

Mayor Stanke declared the public hearing closed at 5:03pm

This report is hereby certified as fair and accurate.

MAYOR

Corporate Officer

CORRESPONDENCE – FOR INFORMATION ONLY
November 7, 2025 to November 20, 2025

[illegible]



Staff Report to Council Regular Meeting

Date: November 26, 2025

From: CAO

Subject: Tax Sale Complaint

Attachments:

Tax Sale Minutes

Email to Mr. Kuester

Letter from Mr. Kuester

Recommendations:

Take no action

Background:

The Village conducted a tax sale on September 29th and October 1st in accordance with the Local Government Act. The successful bidder was Mr. David Park who currently serves as a councillor for the Village but who bid on his own behalf during the auction. Following the sale, the Village received a complaint from a bidder (letter attached) that the tax sale was conducted in an unfair manner. The complainant is requesting that the tax sale be set aside. Council may have the Tax Sale declared invalid under section 668 of the Local Government Act if it deems that a “manifest error” in the tax sale has occurred:

Council authority to cancel sale in case of error

- 668. (1)** During the period allowed for redemption, if the council finds a manifest error in the tax sale or in the proceedings before the sale, it may order that
- (a) the purchase price be returned to the purchaser together with interest at the rate prescribed under subsection (2), and
 - (b) the taxes be dealt with as the circumstances require, either
 - (i) by restoring the taxes as they were before the sale, or
 - (ii) otherwise as directed by the council.
- (2)** The Lieutenant Governor in Council may prescribe a rate of interest for the purposes of subsection (1) (a).

RS2015-1-668 (B.C. Reg. 257/2015).

While “Manifest Error” is not defined in the legislation, the word “manifest” indicates it must be an “obvious” error. Administration does not believe that there was a “manifest” (or “obvious”) error in the tax sale.

In response to Mr. Kuester’s concerns:

Response to paragraphs 1 and 2: The Local Government Act and Community Charter grant broad authority for the auctioneer to set the terms of the auction. There are no legislated requirements to display the terms in writing, and there is no requirement to ensure the terms do not change when the need arises. The terms of the auction were verbally conveyed to the bidders in advance of each auction.

Response to paragraph 3: When sending the notice of Tax Sale via the VoyentAlert! App, Staff discovered that for text recipients, the address of the recipient is listed after the alert title [ex, 2025 tax sale (1423 Cariboo Hwy)]. To avoid confusion, the Village issued an additional alert indicating that the address of the property was not the same as the address listed in the alert title, and that recipients simply had to scroll down to see the tax sale property listing in the body of the alert. In both notices the correct property address was used. At the first auction, the auctioneer misspoke and said the wrong address but corrected himself immediately, before the bidding commenced. The address was announced correctly when the auction was subsequently reconvened.

Response to paragraph 4: The decision to change the minimum bid increment was applied to all bidders equally and served to speed up the auction as it had not been proceeding in a timely manner due to the initial small bid increments. With the increased bid increments, the complainant was the highest bidder in the first auction.

Response to paragraph 5: Only the first day of the auction is required to be announced on the Village's official public notice posting place. The Village adjourned the auction to a set time after each time it was reconvened which was known to all attendees. When the auction was reconvened on October 1st, it began at 9:58 AM rather than at 10:00 AM as previously scheduled because all registered bidders were in attendance. There was no one who arrived at 10:00 am would wanted to bid but could not due to the timing of when it had started.

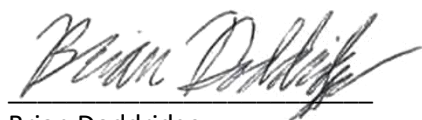
Response to paragraph 6: As two bidders had contravened the terms of the auction by bidding money that was unavailable to them, those individuals were subsequently disqualified from bidding. By making a bid, and then not being able to pay, the disqualified bidders caused the auction to be redone twice. Section 650(4) of the LGA states: "If a purchaser fails to immediately pay the collector the amount of the purchase price, the collector must promptly again offer the parcel for sale." In the third auction, the auctioneer wished to clarify that the disqualification extended to others bidding on their behalf, in case a bidder tried to circumvent the disqualification by means of a proxy which would be against the intent of the prohibition. As such, the auctioneer asked bidders to declare if they intended to bid on behalf of another individual.

Response to paragraph 7: Regarding accusations of conflict of interest, the legislation does not disqualify a sitting councillor from bidding on their own behalf, nor does it specify that a bidder cannot have special interest in or access to the property. Also, it was not as a result of Mr. Park's role as a councillor that he has access to the property. Administration can identify no legitimate grounds for a conflict of interest in the complainant's allegations.

Response to paragraph 8: The letter provided to the complainant is attached to this report. Administration is of the view that the letter was appropriate as it informed the complainant of his options and suggested he may want to seek legal advice.

Financial Impacts:

If the tax sale is set aside, the Village will need to repay the purchase price plus interest. The unpaid taxes can be restored and, if unpaid, the property will proceed to tax sale again in 2026.



Brian Doddridge
CAO

CFO Initial 



Clinton 2025 Tax Sale Monday, September 29, 2025

Auctioneer Brian Doddridge called the auction to order at 10am and read the introductory statements.

Registered Bidders Present:

- #1 David Park
- #2 Rae-Anne Rickett
- #3 Sarah Munroe
- #4 Roy Kuester
- #5 Jarrod Kuester
- #6 Laurie Jaccobsen
- #7 Nicholas Kosovic (on behalf of VOC)

Bidding started at the upset price of \$9021.79.

Winning bid was Roy Kuester at \$64,000. Upset price was paid.
Tax sale auction adjourned until successful bidder brings the remaining amount or noon, whichever is first.

Winning bidder was unable to secure the balance owing.

Auction reconvened at 12pm – Auctioneer Brian Doddridge read the introductory statements.

Registered Bidders Present:

- #1 David Park
- #2 Rae-Anne Rickett
- #5 Jarrod Kuester
- #6 Laurie Jacobsen

Bidding started at the upset price of \$9021.79.

Winning bid was Jarrod Kuester at \$67,000. Upset price was paid.
Tax sale auction adjourned until successful bidder brings the remaining amount or 2pm, whichever is first.

Winning bidder was unable to secure the balance owing.

Auction reconvened at 2pm.

Registered Bidders Present:

- #1 David Park
- #2 Rae-Ann Rickett
- #6 Laurie Jacobsen
- #7 Nicholas Kosovic (bidding on behalf of Village of Clinton)

Auction was adjourned until 10 am on Wednesday, October 1 due to operational capacity.

Auction reconvened at 9:58 am on Wednesday, October 1, 2025, as all eligible attendants from the first auction round were in attendance. Auctioneer Brian Doddridge read introductory statements.

Registered Bidders Present:

- #1 David Park
- #2 Rae-Ann Rickett (Husband bidding on her behalf)
- #3 Sarah Munroe
- #6 Laurie Jacobsen
- #7 Nicholas Kosovic (bidding on behalf of Village of Clinton)

Bidding started at the upset of price of \$9021.79.

Winning bid was David Park at \$73,000. Upset price was paid.

Tax sale auction was adjourned until successful bidder brings the remaining amount, or 12pm, whichever is first.

Auction reconvened at 10:47 am.

Tax sale was declared closed as all money has been collected.

Brian Doddridge

From: Brian Doddridge
Sent: October 10, 2025 8:27 AM
To: 'royk [REDACTED]'
Subject: Tax Sale

Hi Roy,

I have reviewed the situation regarding the tax sale, and I am satisfied that it was run fairly and according to the relevant legislation. If you disagree with me, you could ask council to set aside the tax sale on the basis of council determining that there was a “manifest error” in the sale (see s. 668 of the Local Government Act). If you wish to contact members of Council, their emails are available on the Village Website, and it will be up to them to decide to bring the topic forward for discussion. I am unable to advise you on how you might pursue other options, and I recommend you seek independent legal advice. Regarding your claims of “conflict of interest”, the legislation does not preclude a CAO from running a tax sale, nor a sitting member of Council from bidding.

-

Regards,

Brian Doddridge
Chief Administrative Officer

Village of Clinton
1423 Cariboo Highway
P.O. Box 309, Clinton, BC V0K 1K0
T: 250-459-2261
F: 250-459-2227
E: cao@village.clinton.bc.ca



Where History Meets Adventure

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RECEIVED
8H

2 of 3

To:
Village of Clinton
Mayor R. Stanke & Councillors
1423 Cariboo Hwy, PO Box 309
Clinton, BC, V0K 1K0
Email: admin@village.clinton.bc.ca

From:
Roy Kuester

Clinton, BC V0K 1K0
Email: royk

Date: October 5, 2025

Subject: Formal Complaint Regarding Irregularities in BC Property Tax Sale – September 29 to October 1, 2025

Dear Ombudsperson,

I am writing to file a formal complaint regarding the conduct and administration of a recent **property tax sale held by the Village of Clinton from September 29 to October 1, 2025**. I believe that the sale was handled in a manner that lacked transparency, consistency, and fairness, and may have involved a conflict of interest.

Below is a summary of my concerns:

1. **Lack of Written Rules:**

The Chief Administrative Officer (CAO) refused to provide written rules or procedures governing the auction process despite multiple requests.

2. **Changing Rules During the Auctions:**

The CAO verbally announced the rules at the beginning but then changed them multiple times over the course of the three auctions that were held.

3. **Incorrect Property Identification:**

The CAO announced the wrong property address both in the written public notice on the app used for official announcements and again verbally during the first auction.

4. **Inconsistent Bidding Increments:**

During the first auction, the CAO changed the minimum bid increase amount midway through the bidding process without prior notice.

5. **Failure to Properly Announce the Third Auction:**

The third auction was not announced on the app used for public notifications, and it

RECEIVED
B#

3013

began **before the posted start time of 10:00 a.m.**

6. New Rule Introduced Mid-Auction:

At the third auction, the CAO suddenly introduced a new rule requiring anyone bidding on behalf of another person to declare it before bidding. This rule had not been previously communicated.

7. Conflict of Interest – Council Member Participation:

A sitting council member was permitted to bid on and ultimately win the property for himself. This same councilor held the keys to the house, creating a clear conflict of interest.

- Prior to the auction, all blinds and windows of the property were closed, preventing potential bidders from viewing the interior.
- After the council member won the bid, he opened the windows and blinds immediately, suggesting he had privileged access and inside knowledge of the property's condition.

8. Dismissal of Concerns:

When I raised my concerns about these irregularities, I was told that if I wished to pursue the matter further, I would need to take it to the **Supreme Court**.

I believe the way this sale was conducted undermines public confidence in the fairness and transparency of local government processes. I respectfully request that your office review this matter to determine whether the Village of Clinton acted appropriately and in accordance with provincial and municipal standards.

Thank you for your time and attention to this complaint. I would appreciate confirmation of receipt and any information on the next steps in the review process.

Sincerely,

Roy Kuester

Clinton, BC V0K 1K0

Email: roy [REDACTED]



Staff Report to Council Open Meeting

Date: November 26, 2025

From: CAO

Subject: 2026 Council Meeting Schedule

Attachments:

Proposed Council Meeting Schedule 2026

Recommendations:

That Council approve the 2026 Regular Council Meeting Schedule

Background:

Council must approve a schedule for regular Council Meetings each year. The schedule must be advertised via the Village's official public notice posting method (VoyentAlert and Bulletin Board).

The proposed schedule is similar to 2025, as only one meeting has been scheduled for the months of June to August to account for the summer slowdown and vacations, September to account for UBCM, and December for the Christmas Office Closure. However, as Remembrance Day is on a Wednesday, the October and November meetings have been moved to the first and third Wednesdays of the month to allow better spacing and avoid the Statutory holidays.

Financial Impacts:

None

Brian Doddridge
CAO

CFO Initial _____



2026 Regular Council Meetings

January 14 & 28

February 11 & 25

March 11 & 25

April 8 & 22

May 13 & 27

June 24

July 8

August 12

September 9

October 7 & 21

November 4 & 18

December 9

All regular meetings begin at 6:30 PM and are
held at 1423 Cariboo Hwy



Staff Report to Council Open Meeting

Date: November 26, 2025

From: CAO

Subject: Upcoming Bylaw Amendments

Attachments:

None

Recommendations:

For Information

Background:

With the upcoming approval of the OCP and Zoning Bylaw, Administration has identified the need to consider some new bylaws and amendments to existing bylaws. These are as a result of either the public feedback received by the village, or new additions to the Zoning Bylaw that need to be expanded upon. The following changes are recommended:

New Bylaws

Parking Reserve Bylaw – To establish a reserve fund in which fees payments in lieu of parking spaces can be held, as a requirement of the Community Charter

Payments in Lieu of Parking Bylaw – To set the terms and limits on how many spaces by which a property owner can reduce their obligations under the zoning bylaw, and how much must be paid to the Village in response.

Delegation Bylaw – To permit staff to authorize technical Development Variance Permits that rely on professional submissions such as Wildfire Hazard, Steep Slope, and Streamside DVPs.

Amendments to Existing Bylaws

Fees and charges – To update fees to amend OCP and Zoning bylaw. OCP amendments to be more prohibitive, rezoning to commercial to be less prohibitive

Animal Control – To set limits on livestock, and expand the small-scale agriculture permitted in residential zones

Bylaw Notice Enforcement – To expand enforceability of the new zoning bylaw.

Some of these bylaws will be presented at the December 10th meeting, but others may be brought forward in January as time permits.

Financial Impacts:

Financial Impacts will be explored in the reports accompanying the draft bylaws and amendments.

Brian Doddridge
CAO

CFO Initial



Council Report

November 05, 2025

From: **ROLAND STANKE, MAYOR**

Subject: Council Report from

Portfolio\Working Groups Update:

- A. Community & Government Liaison:
- B. Emergency Planning
- C. TNRD -Director
- D. Seniors

Meetings Attended TnrD pre budget meeting 1st draft all departments did their SWAT analysis on their departments. At present there seems to be an overall increase of 9.7% with the municipal portions looking at an increase of 8.67%. as BC assessment isn't out until end of December it's difficult to predict, also the provisional budget will be presented at the end of December. Some of the drivers in taxation is that the technology is becoming outdated and inefficient, there is an increase in public expectations with limited revenue opportunities.

They are looking at a service area review as there is lots of new construction as well as new owners with different viewpoints and needs.

Solid waste management is going through a service review. Looking for an increase in public education as well as public events. Mattress recycling has been free for homeowners and a fee for commercial drop-offs. The board moved for a fee of \$20.00 for homeowners and \$35.00 for commercial drop-offs. As the only recycling facility is in Hope and the costs for transportation is ever increasing and with the province unwilling to add this to their recycling program with upfront fee (as in the tires) the board felt the need to move away from free drop-offs.

TNRD hospital board: presentation from the Kamloops cancer centre supportive care society. Non-profit society since 2021, their mandate is to reduce the burden on the health care system by providing patients with supportive cancer care needs. They are opening an office in Kamloops square in January of 2026 as a resource for patients and caregivers.

Presentation by Interior Health. There are 4 pilot programs in delivering virtual care for ER services. (clearwater and Lillooet in our service area) There will be a nurse on site but rural emergency health will be virtual.



Council Report

Emergency services: there was a great deal of discussion around Fire underwriters insurance for Fire trucks and equipment. It is an American company that dictates when perfectly good trucks need to be replaced and the replacement timeframe is ever widening. Some areas are refitting their old trucks and renting them out to BC wildfire. BC assessment is doing a review of all pipelines and how they are taxed. This does not affect Clinton currently but reduces the taxation for many other areas. The thought is that the rail lines will go under a similar review for a tax reduction, thereby increasing the taxation burden on homeowners.

OTHER attended the service recognition for Wayne Walch at the firehall. Nov. 3rd
Attended laying of the wreath on Remembrance Day on behalf the village. Nov. 11th
Attended the gold country award night in cache creek Nov. 15th
Attended the SILGA finance seminar in Kamloops Nov. 14th
Attended the Zoom presentation on cat bylaw. Nov. 13th
Attended the BC rail zoom mayors group. Nov. 17th

Planned Activities: Nov. 26th CN mayors group discussion via zoom
Nov. 28th policy review committee

New Business:

Financial Implications:

Respectfully submitted,

Roland Stanke

Action items arising from Council Meetings

Date updated: November-20-25

Resolution/Direction to Staff	WHO/DONE
September 2025	
Heritage Registry – <i>In progress. Plan is set to work with the Clinton Museum on this.</i>	CAO In progress
Multi-Use Court – <i>New RFP going out in early 2026 due to unfavorable bids the first time.</i>	CAO In progress
Recreation Costs – <i>The Village of Clinton to issue a letter to the TNRD and Area E Director Jim Smith requesting the establishment of a Local Service Area Bylaw to help cover the cost of recreation in Clinton.</i>	CAO In progress