

MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, February 12, 2024 @ 2:00 PM
In the City Hall Council Chambers & Via Video-Conference
4850 Argyle Street, Port Alberni, BC

Present: Mayor S. Minions
Councillor D. Dame
Councillor J. Douglas
Councillor D. Haggard
Councillor C. Mealey
Councillor C. Solda
Councillor T. Patola

Staff: M. Fox, Chief Administrative Officer
S. Smith, Director of Development Services/Deputy CAO
D. Monteith, Director of Corporate Services
A. McGifford, Director of Finance
R. Macauley, Deputy Director of Finance
S. Darling, Deputy Director of Corporate Services | Recording Secretary
Jeff Pelech, Manager of Information Services

Gallery: 5

A. CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 2:00 PM.

MOVED AND SECONDED, THAT the agenda be amended to include an item under 'Correspondence for Information' I.m | Vancouver Island Economic Alliance 'State of the Island Economic Report'. The agenda was then adopted, as amended.

CARRIED

B. ADOPTION OF MINUTES

MOVED AND SECONDED, THAT the Minutes of the Special meeting held at 12:00 pm and Regular Council meeting held at 2:00 pm on January 22, 2024 be adopted, as presented.

CARRIED

C. DELEGATIONS

D. UNFINISHED BUSINESS

1. Five Year Financial Plan Q&A Summary

The Director of Finance presented a summary of questions and responses as it relates to the 2024-2028 Financial Planning process.

E. STAFF REPORTS

1. Accounts

MOVED AND SECONDED, THAT the certification of the Director of Finance dated February 12, 2024, be received and the cheques numbered 154287 to 154403 inclusive, in payment of accounts totalling \$1,843,880.85, be approved.

CARRIED | Res. No. 24-52

F. BYLAWS

1. **Reserve Fund Establishment Bylaw, Amendment No. 1, Bylaw No. 5086-1, 2024**
MOVED AND SECONDED, THAT "Reserve Fund Establishment Bylaw, Amendment No. 1, Bylaw No. 5086-1, 2024", be postponed to the February 26th Regular meeting of Council to permit additional information to be brought forward related to Development Cost Charges.
CARRIED | Res. No. 24-53
2. **Fees and Charges Bylaw, Amendment No. 5, Bylaw No. 5100, 2024**
MOVED AND SECONDED, THAT "Fees and Charges Bylaw, Amendment No. 5, Bylaw No. 5100, 2024", be now introduced and read a first time.
CARRIED | Res. No. 24-54

MOVED AND SECONDED, THAT "Fees and Charges Bylaw, Amendment No. 5, Bylaw No. 5100, 2024", be read a second time.
CARRIED | Res. No. 24-55

MOVED AND SECONDED, THAT "Fees and Charges Bylaw, Amendment No. 5, Bylaw No. 5100, 2024", be read a third time.
CARRIED | Res. No. 24-56
3. **City of Port Alberni 2024-2028 Financial Plan Bylaw No. 5097, 2024**
MOVED AND SECONDED, THAT "City of Port Alberni 2024 – 2028 Financial Plan Bylaw No. 5097, 2024" be now introduced and read a first time.
CARRIED | Res. No. 24-57
4. **Zoning Bylaw Amendment | 3045, 3053, 3063 Kingsway Avenue**
MOVED AND SECONDED, THAT first reading of "Zoning Amendment (3045, 3053, 3063 Kingsway Avenue) Bylaw No. 5096", be rescinded.
CARRIED | Res. No. 24-58
5. **OCP and Zoning Bylaw Amendments | 2780 Burde Street**
MOVED AND SECONDED, THAT "Official Community Plan Amendment (2780 Burde Street) Bylaw No. 5084" be now finally adopted, signed by the Mayor and Corporate Officer and numbered 5084.
CARRIED | Res. No. 24-59

MOVED AND SECONDED, THAT "Zoning Amendment (2780 Burde Street) Bylaw No. 5085" be now finally adopted, signed by the Mayor and Corporate Officer and numbered 5085.
CARRIED | Res. No. 24-60

G. CORRESPONDENCE FOR ACTION

1. Alberni Athletics Soccer Club | Upper Island Soccer Association Mini World Cup

MOVED AND SECONDED, THAT Council direct staff to prepare a letter of welcome addressed to the athletes of the Upper Island Soccer Association Mini World Cup taking place April 27 and 28, 2024, and that staff work with the Alberni Athletics Soccer Club to ensure fields are in tournament ready condition; and

FURTHER, THAT Council appoints Councillor Haggard to participate in the Upper Island Soccer Association Mini World Cup opening ceremony taking place April 27, 2024.

CARRIED | Res. No. 24-61

2. Coastline Endurance Running | Trail Running Series

MOVED AND SECONDED, THAT Council authorize Coastline Endurance Running access to City streets/trails on Saturday, June 1, 2024 from 8:00 am to 4:00 pm for the purpose of a trail running event starting at the EJ Dunn Elementary School and following the route as outlined in the attached map subject to:

- *the notification of emergency services and BC Transit*
- *consultation with all affected businesses/residents*
- *implementation of a Traffic Safety Plan to be approved by the City of Port Alberni, including qualified Traffic Control personnel as required*
- *provision of standard liability insurance in the amount of \$5M [minimum]*
- *event organizers responsible for removal of all flagging tape and stakes*
- *event organizers acknowledge that these trails are open to the public and as such trails will need to be shared accordingly*
- *event organizers acknowledge trails will be enjoyed as-is*

CARRIED | Res. No. 24-62

3. Wounded Warrior Run BC

MOVED AND SECONDED, THAT Council authorize Wounded Warrior Run BC access to City streets on Thursday, February 29, 2024 for the purpose of a Wounded Warrior Run from Hwy 4 [Johnston Rd.] to Gertrude St. to Roger St. to Victoria Quay, ending at the Port Alberni Legion Branch #293 subject to:

- *the notification of emergency services and BC Transit*
- *consultation with all affected businesses/residents*
- *implementation of a Traffic Safety Plan to be approved by the City of Port Alberni, including qualified Traffic Control personnel as required*
- *provision of standard liability insurance in the amount of \$5M [minimum]*

CARRIED | Res. No. 24-63

4. **Ridge View Health & Performance | McLean Mill 10K**

MOVED AND SECONDED, THAT Council authorize Ridge View Health & Performance access to McLean Mill National Historic Site on Sunday, April 7, 2024 from 8:00 am to 5:00 pm for the purpose of a 10K running event starting at the McLean Mill and following the route as outlined in the attached map subject to:

- *the notification of emergency services*
- *consultation with all affected businesses/residents*
- *implementation of a Traffic Safety Plan to be approved by the City of Port Alberni, including qualified Traffic Control personnel as required*
- *provision of standard liability insurance in the amount of \$5M [minimum]*

CARRIED | Res. No. 24-64

5. **Tseshaht First Nation | Alberni Valley Toxic Poisoned Drugs (Opioid) Crisis Strategy**

MOVED AND SECONDED, THAT Council for the City of Port Alberni support the draft Alberni Valley Toxic Poisoned Drugs (Opioid) Crisis Strategy as prepared by the Tseshaht First Nation in collaboration with many partners in the Alberni Valley.

CARRIED | Res. No. 24-65

MOVED AND SECONDED, THAT Council postpone consideration of next steps with respect to implementation and advocacy for resourcing the Alberni Valley Toxic Poisoned Drugs (Opioid) Crisis Strategy through a smaller political working group/action team and provision of a letter of support and declaration of commitment to the February 26th Regular meeting of Council to permit additional time to review the Strategy.

CARRIED | Res. No. 24-66

H. PROCLAMATIONS

1. **BC Epilepsy Society**

MOVED AND SECONDED, THAT Council, on behalf of BC Epilepsy Society, proclaim March 26, 2024 as 'International PURPLE DAY®' in Port Alberni.

CARRIED | Res. No. 24-67

2. **Parkinson Society British Columbia**

MOVED AND SECONDED, THAT Council, on behalf of Parkinson Society of BC, proclaim the month of April 2024 as 'Parkinson's Awareness Month' in Port Alberni.

CARRIED | Res. No. 24-68

I. CORRESPONDENCE FOR INFORMATION

The Director of Corporate Services summarized correspondence to Council as follows:

- a. Ministry of Post Secondary Education and Future Skills | Follow up letter Re: 2023 UBCM Convention Meeting
- b. Pacific Rim School District | Appointment of City Representatives
- c. Regional District of Nanaimo | Legislative Reform Initiative Update
- d. Okanagan Basin Water Board | B.C.'s Invasive Mussel Defence Program
- e. Ministry of Social Development and Poverty Reduction | Follow up letter Re: 2023 UBCM Convention Meeting and Local Community Accessibility Grant Program
- f. Forest Enhancement Society of BC | 2023 Accomplishments Report www.fesbc.ca
- g. Prime Minister | Responding to Council's January 2, 2024 letter calling for a ceasefire in Gaza
- h. District of Sicamous | Support for Bill-34
- i. City of Abbotsford | Seeking support for proposed UBCM Resolution Re: Detox Centres
- j. Ministry of Municipal Affairs | Condolences for former Councillor Helen Poon
- k. Alberni Valley Community Forest Corporation | 2024 – 2029 Forest Stewardship Plan
- l. Wildsafe BC Alberni Valley | Annual Report 2023
- m. Advisory Planning Committee | Minutes of December 21, 2023
- n. Vancouver Island Economic Alliance | State of the Island Economic Report 'Focus on the Alberni Valley'

J. REPORT FROM IN-CAMERA

1. Council released for public consumption authorization for the Mayor and Corporate Officer to execute an agreement between Libberock Holdings Inc. and the City of Port Alberni to lease a portion of the upper floor of 4835 Argyle Street, in the amount of \$4,222 per month inclusive of utilities & taxes for one year, with the option to either renew at \$5,000 per month for a further five-year term [2025-2028] or alternatively, purchase the building.
2. Council released for public consumption Notice of its Intent to lease City owned property at 3100 Kingsway Avenue, Port Alberni to Twin City Brewing Company Ltd. for the operation of a year-round craft brew pub and restaurant for a ten-year term at a rate of \$2,200 per month plus GST, in consideration of a maximum of \$184,440 contributed by the tenant in capital improvements, for a term of 10 years with the option to renew the lease for a further 5 years, subject to the advertised Notice of Intent to lease receiving no objections.

K. COUNCIL REPORTS

1. **Council and Regional District Reports**
Council received reports outlining recent meetings and events related to the City's business.

L. NEW BUSINESS

1. **Justice for Dontay [Lucas]**
MOVED AND SECONDED, THAT Council begin the process of engaging with Dontay's family to find a space dedicated to celebrating Dontay Lucas' life.
CARRIED | Res. No. 24-69
2. **School District 70 Social Justice 12**
MOVED AND SECONDED, THAT Council, pending the blessing of Indigenous elders, support the painting of an Indigenous crosswalk, and further, include the necessary funding in the Financial Plan.
CARRIED | Res. No. 24-70
3. **Asset Retirement Obligations Policy**
MOVED AND SECONDED, THAT Council approve Policy 3009-4 'Asset Retirement Obligations'.
CARRIED | Res. No. 24-71
4. **Broombusters Invasive Plant Society**
MOVED AND SECONDED, THAT Council direct staff to bring back a proposal to coordinate a joint City-wide Broombusting event with Broombusters Invasive Plant Society.
CARRIED | Res. No. 24-72
5. **Service Fees and Development Cost Charges**
MOVED AND SECONDED, THAT Council direct staff to review all user fees ensuring cost recovery, review Development Cost Charges and work towards ensuring that all residents of the Alberni Valley pay appropriately for services.
CARRIED | Res. No. 24-73
6. **FCM | 2024 Annual Conference and Trade Show**
MOVED AND SECONDED, THAT Council direct administration to amend Travel Policy 3009-2 with regards to the Federation of Canadian Municipalities annual conference to permit Council to consider authorization of any Councillors expressing interest in attending.
CARRIED | Res. No. 24-74
7. **Port Alberni CAT Blueprint Strategies | Toxic Drugs**
MOVED AND SECONDED, THAT Council postpone consideration to endorse the Port Alberni Community Action Team document entitled 'Blueprint of Transformative Strategies to the Toxic Drugs Catastrophe for the Alberni Valley and British Columbia' to a future Committee of the Whole meeting to permit additional time to review the document.
CARRIED | Res. No. 24-75

8. **Motorized Vehicles on Municipal Lands | Parks and the Log Train Trail**

MOVED AND SECONDED, THAT Council direct administration to review all current signage and barriers on the Log Train Trail in order to ensure that the trail remains free of motorized vehicles;

AND FURTHER, THAT Council direct administration to prepare a letter to the Ministry of Transportation and Infrastructure and Mosaic Forest Management stating that the City does not support motorized vehicles on the Log Train Trail and that the City portion of the trail will remain for hikers/bikers only.

CARRIED | Res. No. 24-76

M. QUESTION PERIOD

E. Frood

Requested Council consider the crosswalk in front of the Overdose Prevention Site at 3699 3rd Avenue for the Indigenous painting project to honour the life of the woman involved in the pedestrian accident at that location.

N. Anderson

Inquired about language used in describing tax impacts, Quay to Quay costs to date and clarification on eligible projects within the Growing Communities Fund.

R. Smith


Requested clarification on the proposed tax rate as it relates to previous Quay to Quay funding and intent of the City's lease for 4835 Argyle Street.

N. ADJOURNMENT

MOVED AND SECONDED, THAT the meeting adjourn at 3:47 pm.

CARRIED

CERTIFIED CORRECT



Mayor

Corporate Officer

