

MINUTES of the COMMITTEE OF THE WHOLE MEETING
Held Monday, February 16, 2021 @ 4:00 PM
Via Video Conference

PRESENT: Mayor S. Minions
Councillor R. Corbeil
Councillor D. Haggard
Councillor R. Paulson
Councillor H. Poon @ 4:39pm
Councillor C. Solda
Councillor D. Washington

A. CALL TO ORDER & APPROVAL OF THE AGENDA

MOVED and SECONDED, THAT the agenda be approved as circulated.
CARRIED

B. ADOPTION OF MINUTES

MOVED and SECONDED, THAT the minutes of the meeting held at 2:00 pm on January 18, 2021, be adopted.
CARRIED

C. DELEGATIONS

1. Dennis Hickson, Principal | Ad Valorem Solutions re: Property Tax Classification[s] & Revitalization Bylaw
Mr. Hickson, on behalf of San Group, spoke to property tax classification and requested the City's consideration of the following:
 1. That the City recognize that the San Group has severed its association with the Alberni Waterfront Employers Association.
 2. That the City adopt a Light Industry taxation rate for 2021 and future years, similar to the rate for 2020. That tax rate is in keeping, and is competitive with, comparable municipalities across the province at 21.3%.
 3. That the City revive a form of its lapsed Revitalization Taxation Exemption Bylaw for the 2022 taxation year. The revived bylaw should afford an opportunity for the company to apply for an exemption certificate for its current project and any future industrial projects.

D. CORRESPONDENCE

E. UNFINISHED BUSINESS

1. "City of Port Alberni 2021 – 2025 Financial Plan Bylaw No. 5023"

The Director of Finance provided members of the Committee with a verbal overview as follows:

- a. aspects of the financial plan by department;
- b. 2021 Capital Plan/projects; and
- c. non-market change

The following outlines questions from Members of the Committee and associated staff responses. Questions posed by Members of the Committee have been captured on the existing Q&A document for review at the March 1, 2021 Committee of the Whole meeting.

Members of the Committee commented/questioned as follows:

- Can you opt out of Organics?
No, municipal provided solid waste services are mandatory and will apply to all single-family residential properties.
- How are gaming funds being budgeted as it relates to the decrease in revenue due to COVID-19?
The budget reflects the historical gaming revenue amounts normally received. If not realized, there will be the opportunity to utilize COVID-19 Local Government Restart Funds. The City endeavours to reduce expenses but due to uncertainty, the City must budget accordingly to provide funding for the continuation of services that relied on the gaming funding revenue.
- Will gaming revenue continue once Casino ownership has been transferred?
The Casino licence ownership may have changed but the gaming host agreement remains with the province through the Gaming Policy and Enforcement Branch and therefore there will be no change to gaming revenue paid to the City.
- Are legal fees reflected per department?
The legal expenses are now reflected in both the Bylaw and Planning departments. Legal expenses will also remain within the Administrative department.
- Have future risk assessment costs been included in the insurance budget?
Yes, they are included.
- Have funds been allocated for Green Timbers
Yes, RCMP administrative fees for "E" Division [Green Timbers] are paid quarterly and are included in the Financial Plan for commitments in the RCMP contract.
- Where will remaining commissioner funding be placed?
Although very little has been used of the \$25,000, there still is a need for enforcement and the delivery of the service is being reviewed. Funds are still required moving forward.
- What is the basis for implementing the organics program?
This is a regulatory requirement that the City must comply with as a user of the landfill. It satisfies environmental impacts, extends the life of landfill and assists in avoiding the high costs associated with landfill gas collection, flaring and maintenance. [The current option the City and ACRD have studied is the lowest overall cost option available.]

- Is \$180 the total cost per household for the three-stream waste services?
Yes, that is correct.
- Is federal government funding for McLean Mill still being received?
The City applies annually as a grant opportunity in conjunction with the Alberni Clayoquot Regional District [ACRD].
- Is the Industrial Heritage Society included within Industrial Collections?
Yes, the heritage fleet maintenance is budgeted within this line item.
- Can you provide a summary for the \$70,000 allocated for McLean Mill?
Encompasses expenditures the City incurs such as oil, heating, electricity, general work at site, possible contingency and well-monitoring.
- Is Supply, Inspection and Operation up by 87%?
There is not an increase but rather a transfer from Capital expenditures to Operational. Historically there's been \$100,000 in Capital for inspections but this is not Capital in nature. This is being transferred into Operating Financial Plan.
- Are the required rail crossing repairs for the associated tire traffic and does it include the street crossing?
Repairs are required to meet regulatory standards that are required for train crossings and will include both the street crossing and rail crossing.
- Have there been funds allocated for the sidewalks that require upgrading?
Yes, funding is allocated annually in the Public Works section of the Financial Plan.
- Is it the intent that a new LCD Multiplex Screen would be repaid by the Alberni Valley Bulldogs over time?
Yes, the intent is to recover the costs through revenue received from the operation of the screen. However, Council has yet to commit to this project. Should Council wish to proceed, the Director of Parks, Recreation and Heritage would prepare a report outlining logistics and details. The expenditure would come from the Parks and Rec reserve, if that does not occur then the funds would simply remain in the reserve.
- Is there a better way to reflect/allocate non-market change for tax payers?
Our practice is to allow the increases to dilute the overall tax increase. Some municipalities may use this for a reserve contribution for infrastructure growth or strategic initiatives. Council will receive a report after the adoption of the Financial Plan to provide options and consider some best practices from other municipalities.
- Do we have major industry/light industry taxation amounts calculated as it would be good to see context with regards to the shift and how it may impact future years prior to deciding how to distribute increases amongst the classes.
Staff will bring forward information for Council to consider to provide this request.
- Are there funds allocated specifically for a new Aquatic Centre?
Presently waiting on a study to be completed through the ACRD. There has been money allocated previously that could still be accessed through the Parks and Rec Reserve.

- Painting of HQ buildings? If we can't get funding from ICET, would it be possible to allocate funding within the Five-Year Financial Plan? A building ERF is needed for regular updates/repairs/upgrades.

This is where Asset Management can assist and this can be included in a future years Capital Plan should Council seek this as a project.

F. PUBLIC INPUT/QUESTION PERIOD

The Director of Corporate Services read the following questions submitted via email.

Roland Smith

Q: \$233,000 was allocated from 2020 Reserves to repair the McLean Mill dam, but the money was not spent last year as the dam was not repaired last year. Also, the project does not appear on this year's project list. The dam repair was projected to cost \$353,449 in 2019. What is the current estimate for the dam repair, and what is the status of this project?

A: \$233,000 remains in the Financial Plan from the 2020 Capital Plan within the 2020-2024 Capital fund. The Director of Engineering will provide a project update at a future meeting.

Public Engagement – Financial Plan

The Director of Corporate Services spoke to future public engagement opportunities and the schedule of meetings as it relates to Council's "City of Port Alberni 2021 – 2025 Financial Plan Bylaw No. 5023", including details regarding the upcoming E-Town Hall March 1, 2021 at 7:00 pm via Zoom webinar. To partake in the E-town Hall as a webinar participant, registration is required. The registration link is available at portalberni.ca.

G. ADJOURNMENT

MOVED and SECONDED, THAT the meeting adjourn at 6:31 pm.

CARRIED

CERTIFIED CORRECT



Mayor

Corporate Officer