

MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, September 7, 2021 @ 2:00 PM

Via Video-Conference

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

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 approved as printed and circulated.

CARRIED

B. ADOPTION OF MINUTES

MOVED AND SECONDED, THAT the minutes of the Special meeting held at 9:30 am and Regular Council meeting held at 2:00 pm on August 9, 2021 be adopted.

C. PUBLIC INPUT PERIOD

1. John Mayba of Cycle Alberni conveyed the group's support of the recommended intersection improvements for 10th Avenue and Redford Street and 10th Avenue and Dunbar Street [as outlined in agenda item F.4].

D. DELEGATIONS

E. UNFINISHED BUSINESS

F. STAFF REPORTS

1. Accounts

MOVED AND SECONDED, THAT the certification of the Director of Finance dated September 7, 2021, be received and the cheques numbered 148976 to 149106 inclusive, in payment of accounts totalling \$ 2,937,493.45, be approved.

CARRIED

2. Director of Parks, Recreation and Heritage – Fall Operating Hours

The Director of Parks, Recreation and Heritage provided a verbal report regarding fall operating hours for City recreation facilities as it relates to COVID-19, noting that the situation continues to fluctuate in response to Provincial Health Orders.

3. Manager of Community Safety – 3118 3rd Avenue (Harbourview Apartments) | Progress Report

The Manager of Community Safety provided Council with a progress report for 3118 3rd Avenue following Remedial Action Requirements imposed by Council in the fall of 2020. While the property owner has made progress resulting in a reduction of calls to emergency services and a decline in the number of Bylaw complaints received, outstanding items still remain. Staff will continue to work with the property owner to achieve compliance.

ENTERED

B.1 (a)

4. **Director of Engineering & Public Works – Intersection Safety Improvement Options**
MOVED AND SECONDED, THAT Council authorize staff to design and construct the recommended 'Option 2' intersection improvements as prepared by Urban Systems and dated for reference May 14, 2021 at 10th Avenue and Redford Street, including extension of cycling facilities from Morton Street and Bute Street to the north and south.

CARRIED | Res. No. 21-204

MOVED AND SECONDED, THAT Council authorize staff to design and construct the recommended 'Option 1' intersection improvements as prepared by Urban Systems and dated for reference May 14, 2021 at 10th Avenue and Dunbar Street, including cycling improvements through "the dip".

CARRIED | Res. No. 21-205

MOVED AND SECONDED, THAT Council authorize staff to amend the City's "Five-year Financial Plan 2021-2025, Bylaw No.5023" by allocating \$55,000 from the operating reserve for the design and construction of the intersections at 10th Avenue and Redford Street and 10th Avenue and Dunbar Street.

CARRIED | Res. No. 21-206

MOVED AND SECONDED, THAT Council direct staff to engage adjacent property owners for consideration of their concerns in the design of the intersections of 10th Avenue and Redford Street and 10th Avenue and Dunbar Street.

CARRIED | Res. No. 21-207

5. **Director of Engineering & Public Works – Combined Sewer Overflow Separation Project**

MOVED AND SECONDED, THAT Council direct staff to amend the "Five-year Financial Plan Bylaw 2021-2025, Bylaw No.5023" as follows:

- i. allocate an annual expenditure of \$1.3M starting in 2022 towards Combined Sewer Overflow separation.
- ii. reallocate sewer funding from "Small Capital Main Replacements" for the installation of monitoring equipment at the four Combined Sewer Overflows in the amount of \$68,000 with additional consideration during the 2022-2026 budget process for increasing the ongoing annual sewer operation and maintenance budget by \$6,000 to maintain the equipment.
- iii. reallocate \$8,000 of sewer funding from the "Small Capital Main Replacements" for the installation of signage at the four outfalls and the creation of a webpage to support the public notification process for Combined Sewer Overflow events in order to meet annual Provincial and Federal reporting requirements.
- iv. reallocate the entire \$80,000 of sewer funding from the "sewer crawler" for the purpose of engaging an engineering firm to prioritize the Combined Sewer Overflow separation projects for the next 5 years with a conceptual strategy for completion of the CSO separation in the next 50 years.

CARRIED | Res. No. 21-208

ENTERED

MOVED AND SECONDED, THAT Council approve the public and stakeholder notification process for Combined Sewer Overflow events; AND FURTHER, THAT Council enables the Director of Engineering and Public Works to amend this Standard Operating Procedure as necessary while informing Council of any changes.

CARRIED | Res. No. 21-209

6. Director of Engineering & Public Works – Wastewater Treatment Plant Upgrade

MOVED AND SECONDED, THAT Council authorize staff to amend the City's "Five-year Financial Plan 2021-2025, Bylaw No. 5023", by allocating \$3.12M in additional funding for the completion of the Wastewater Treatment Plant project and that the additional funding be provided from the City's Sewer Infrastructure Reserve Fund [SIRF] in the amount of \$300,000 and external borrowing in the amount of \$2,820,000.

CARRIED | Res. No. 21-210

7. Director of Finance – Reserve Funds | December 31, 2020

The Director of Finance provided Council with an overview of City reserve funds including the audited balance held by the City of as of December 31, 2020.

8. Director of Finance – Capital Project Financing Options

The Director of Finance provided Council with an overview of options available for capital project financing.

9. Director of Finance – Purchase of Somass Lands from WFP | Amendment to the Five-Year Financial Plan Bylaw

MOVED AND SECONDED, THAT Council amend the City's "Five Year Financial Plan 2021-2025, Bylaw No. 5023", to reflect the purchase of properties with the civic address of 3500 Harbour Road, legally described as Lot 1, District Lot 1, Alberni District and Part of the Bed of the Public Harbour of Alberni, Plan VIP67137 Except Part in Plans VIP68454, VIP69746 and EPP23679 and Lot C, District Lot 1, Alberni District, Plan VIP68454, Except Part in Plan EPP18429; and as referenced in the Purchase & Sale Agreements dated August 6 & 12, 2021 respectively, in the amount of \$5,326,375 plus the net share of property taxes and utilities of \$174,965 for a total purchase price of \$5,501,340 with funding to be taken from the following reserves:

<i>a) Alberni Valley Community Forest Corporation Reserve</i>	<i>\$2,259,346</i>
<i>b) Land Sale Reserve</i>	<i>\$1,691,876</i>
<i>c) Loss on Taxation reserve</i>	<i>\$1,351,000</i>
<i>d) General Reserve</i>	<i><u>\$ 199,118</u></i>
	<i><u>\$5,501,340</u></i>

CARRIED | Res. No. 21-211

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- 10. Director of Finance – Three Stream Waste Collection Service Transition Agreement**
MOVED AND SECONDED, THAT Council authorize the Mayor and Corporate Officer to enter into a ‘Three-Stream Waste Collection Service Transition’ agreement with Alberni-Clayoquot Regional District, for a four-month term beginning September 13, 2021 and expiring December 31, 2021 for the purpose of collecting curbside recycling materials within the City.
CARRIED | Res. No. 21-212
- 11. Development Planner – Development Variance Permit No. 106 & Development Permit No. 21-05**
MOVED AND SECONDED, THAT Council authorize the issuance of Development Variance Permit No. 106 and Development Permit No. 21-05, and that the Director of Corporate Services be authorized to sign the permits including the development plans as shown on Schedule ‘B’ – Permit, prepared by Daryoush Firouzli Architecture Inc. and dated July 29 2021, subject to the City of Port Alberni receiving the required landscaping security in the amount of \$3,800.
CARRIED | Res. No. 21-213
- 12. Manager of Community Safety – UBCM Strengthening Community Services Grant Project**
MOVED AND SECONDED, THAT Council direct staff to issue four Requests for Proposals for the purpose of selecting proponents to undertake work for which the City has received funding from the UBCM “Strengthening Communities’ Services” grant to support unsheltered homeless populations and address community related impacts.
CARRIED | Res. No. 21-214

G. BYLAWS

- 1. Solid Waste Collection and Disposal Bylaw 5030, 2021**
MOVED AND SECONDED, THAT “Solid Waste Collection & Disposal Bylaw 5030, 2021” be now finally adopted, signed by the Mayor and Corporate Officer and numbered 5030.
CARRIED | Res. No. 21-215

H. CORRESPONDENCE FOR ACTION

1. Tseshah First Nation

MOVED AND SECONDED, THAT Council authorize the temporary road closures of the access roads at the intersections of Roger and Gertrude Street, Margaret Street and Southgate Road, and Johnston Road and Victoria Quay as requested by the Tseshah First Nation for the purpose of holding a pole unveiling on Saturday, September 18, 2021 from 9:00 am to 12:00 pm subject to:

- the notification of emergency services and BC Transit*
- consultation with all affected businesses/residents*
- implementation of a Traffic Plan*
- provision of standard liability insurance*
- COVID-19 Safety Plan or Communicable Disease Plan in accordance with Provincial Health orders and guidelines in effect at the time of the event*
- Capacity/attendees to align with 'BC Restart Plan' guidelines, in effect at the time of the event*

CARRIED | Res. No. 21-216

2. Beaver Creek Volunteer Fire Department

MOVED AND SECONDED, THAT Council authorize the Beaver Creek Volunteer Fire Department access to City streets on Saturday, September 11, 2021 from 1:00 pm to 1:30 pm for the purpose of a funeral procession from Wallace Street and 10th Avenue to Roger Street, finishing on Vimy Street [Glenwood Centre] subject to:

- the notification of emergency services and BC Transit*
- consultation with all affected businesses/residents*
- implementation of a Traffic Plan*
- provision of standard liability insurance*
- COVID-19 Safety Plan or Communicable Disease Plan in accordance with Provincial Health orders and guidelines in effect at the time of the event*
- Capacity/attendees to align with 'BC Restart Plan' guidelines, in effect at the time of the event*

CARRIED | Res. No. 21-217

I. PROCLAMATIONS

1. Port Alberni Fire Department

MOVED AND SECONDED, THAT Council proclaim the week of October 3 to 9, 2021 as 'Fire Prevention Week' in Port Alberni, as requested by the Port Alberni Fire Department.

CARRIED | Res. No. 21-218

2. Faydra Arsenault

MOVED AND SECONDED, THAT Council proclaim September 10, 2021 as 'Suicide Prevention & Awareness Day' in Port Alberni, as requested by Faydra Arsenault.

CARRIED | Res. No. 21-219

3. Port Alberni Toy Run Association

MOVED AND SECONDED, THAT Council proclaim the week of September 13 to 19, 2021 as 'Toy Run Week' in Port Alberni as requested by the Toy Run Association.

CARRIED | Res. No. 21-220

4. International Wrongful Conviction Day Committee

MOVED AND SECONDED, THAT Council proclaim October 2, 2021 as 'Wrongful Conviction Day' in Port Alberni as requested by the International Wrongful Conviction Day Committee.

CARRIED | Res. No. 21-221

5. Ryan Doyle – Bullying Elimination Day

MOVED AND SECONDED, THAT Council proclaim September 20, 2021 as 'Bullying Elimination Day' in Port Alberni as requested by Ryan Doyle.

CARRIED | Res. No. 21-222

J. CORRESPONDENCE FOR INFORMATION

- 1.** *The Director of Corporate Services summarized correspondence to Council as reflected in the Correspondence Summary dated September 7, 2021. Following Council's review of letters submitted, Council directed the following.*

MOVED AND SECONDED, THAT Council direct staff to prepare a report that encompasses all facets of Cannabis regulation, including the associated effects related to zoning within the City of Port Alberni.

CARRIED | Res. No. 21-223

K. REPORT FROM IN-CAMERA

L. COUNCIL REPORTS

- 1.** *MOVED AND SECONDED, THAT the Council reports outlining recent meetings and events related to the City's business, be received.*

CARRIED

M. NEW BUSINESS

N. QUESTION PERIOD

Q1: Will the City be releasing to the public the environmental report done on the Somass Mill site by SLR Contracting?

A: The Director of Corporate services responded that it is not the City's intent to release the report from SLR contracting at this time. This item is not what is considered routinely available information.

Q2: Along with the hope of securing some funding under the Brownfield cleanup from the Federation of Canadian Municipalities for the Mill site, from where will the City be funding the rest of the cleanup? And what will the plan be if the cost exceeds the 1M dollars estimated by SLR Contracting.

Q3: How is Council planning to deal with the loss of nearly \$500,000 of tax revenue with the purchase of the Mill site?

A: The Chief Administrative Officer responded to Questions 2 and 3 as follows. While Council considered these matters at the time of purchase, no decisions have been made with this time. Council will address these matters as required, likely during the revision process of the 2021 Financial Plan or during the consideration of the 2022 Financial Plan.

O. ADJOURNMENT

MOVED AND SECONDED, THAT the meeting adjourn at 4:22 PM.

CARRIED

CERTIFIED CORRECT

Mayor

Corporate Officer