

MINUTES OF THE COMMITTEE OF THE WHOLE
Monday, March 20, 2023 @ 6:00 PM
In the City Hall Council Chambers | 4850 Argyle Street, Port Alberni, BC

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

Staff: M. Fox, Chief Administrative Officer
S. Smith, Director of Development Services | Deputy CAO
D. Leurebourg, Director of Corporate Services
A. McGifford, Director of Finance
R. Dickinson, Director of Engineering and Public Works
R. Macauley, Deputy Director of Finance
P. Deakin, Manager of Economic Development
J. Pelech, Manager of Information Technology

Gallery: 19 (8 attendees through webinar)

A. CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 6:00 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 meeting held at 6:00 pm on March 6, 2023 be adopted, as presented.

CARRIED

C. DELEGATIONS

D. UNFINISHED BUSINESS

1. **"City of Port Alberni 2023 – 2027 Financial Plan Bylaw No. 5075, 2023"**

The Director of Finance provided members of the Committee with a verbal overview, of the changes made to date and invited any further questions or requests for clarification from members of the Committee.

Attachments

- i. "City of Port Alberni 2023-2027 Financial Plan Bylaw No. 5075, 2023" [incl. details]
- ii. Summary of Questions & Answers | Dated March 16, 2023

Members of the Committee commented/questioned as follows:

- Correspondence received around fire smart funding and why none is included in the budget?
The ACRD provides service through the Alberni Valley Emergency Planning Service area and Fire Smart funding is done through the ACRD (grants and Regional District taxation).
- Parks maintenance line 2715 and 27230 – Parks upgrading were underspent by approximately \$315,000.
The unspent funding would become part of the annual surplus for 2022, then allocated to reserves. Council may provide direction to use surplus in the current or future financial plans.
- When do we anticipate to have the Surplus balance for 2022?
It is anticipated that the surplus will come forward at the April 11th RCM.
- When will we expect the Parks master plan and Westporte Park report to come to Council?
Within the Parks masterplan and with the OCP, it is a great time to look at the entire need in the community for our park infrastructure and set the City-wide plan moving forward. The specific date of the report remains to be determined with Parks, Recreation and Heritage.

E. PUBLIC INPUT/QUESTION PERIOD

M. Alroos

- Q1. Walkway was locked on the weekend (Somass frontage), install a few benches and ensure it is open to access.
- Q2. Park at the Corner of Redford and 10th Ave - would like to see finished - I would be happy with the works. Suggested a sculpture.
- Q3. Blue Economy - Visiting Navy ships were unable to have a third at the Port. Would like to see the City work with the Port Authority to upgrade the port to allow this in the future.
- Q4. Would like to see the dry dock progressing.
- Q5. Would like to see the roads paved when undersurface work is undertaken.

A. Prochenska

- Q1. Why has there been a decrease of 71% in the youth activities programming in this current financial plan?
While the one item has decreased there is increased programming in other areas. The City is also looking to work with all levels of government to seek funds to have a comprehensive youth strategy in a regional approach.

C. LeGare

- Q1. Softball field conditions require improvements, there is water damage. City fields are not fully functional compared to other communities.
Youth softball fields are being reviewed in future year budgets with the focus on the two baseball fields in 2023. Staff will be bringing forward a report on the plan for softball field maintenance going forward.

R. Fraser

- Q1. \$650,000 in the Financial Plan for the Somass site, what are the planned works within that budget?

There will be the security, grant remediation (our share of grant work) to seek Certificate of Compliance with the Province, consulting fees for development partner process work, cleanup and project management to allow the salvage of items at the site.

- Q2. Project management at the Somass Mill site, was this awarded, if so to who and how much?
Bowerman Construction was the successful proponent of the RFP 024-22 - Project Management Services for the Demolition and Salvage of the Somass Mill Site, the RFP was awarded based criteria with the RFP, work is done on an as needed basis. This is included in the \$650,000 funding allocated to the Somass site.
- Q3. Why are we not putting banners up on Johnston Road? Nothing has been put up since 2017.
Follow up on this item is required by the Director of Parks, Recreation and Heritage.

R. Smith

- Q1. What is the process for stating names and address when approaching Council with questions?
The procedures bylaw requires people to identify themselves, as the City makes updates this will be considered. Council and Committees do not prevent members of the public from speaking if they do not state their address.
- Q2. Statement: Many have missed ball over the past few years because of COVID and the ball field work should be funded this year.
Council could direct or look at the Growing Communities Fund. Council needs additional information in order to add to the FP if it is to be done in 2023. Surplus, is another option available.

MOVED AND SECONDED, THAT Committee of the Whole recommend to Council to consider funding softball field maintenance in the 2023-2027 Financial Plan.

CARRIED

MOVED AND SECONDED, THAT Committee of the Whole recommend to Council to have Growing Community Fund requests brought to Council, along with the letter and criteria for funding, as staff are aware of them.

CARRIED

K. LeGare

- Q1. Who would be undertaking the report to Council (related to the Softball fields)?
Director of Parks, Recreation and Heritage.

B. Kanngiesser

- Q1. Am I correct that the above budgets will complete the trail/walkway/path from Victoria Quay, the Pemberton and Gertrude intersection improvements, the improved path in Roger Park and the connection to the Scott Kenny Trail. Plus, will build a trail from Roger Park to Roger Street along the railway track?
- Q2. Will there be directional signs placed along Roger Street to guide pedestrians to/from Victoria Quay to close this loop trail?
- Q3. At a previous Council meeting, plans were shown for a path to connect Harbour Quay to Tyee Landing in the vicinity of the Train Station, Railway tracks and Fisherman's Harbour. Is this project anywhere in the Capital planning for 2023 and beyond?
- Q4. With these new trail plans and the existing trails in the City, where in the operating budget is the necessary increased budget allocation to maintain these trails?
- Q5. Where does the "Accord" or other in lieu of taxes from the Port Authority show up on the financial Plan?
- Q6. I support your plan to maintain the same Percent Tax Share from 2022 to 2023.
- Q7. I note that the City levied taxes (General Municipal, Debt and VI Library) for the Average Single Family Residence will rise by 7.05%. Sadly, I am not among the average. Our Assessment increased 19.9% and the City taxes will rise by 15.9% from \$2421 to \$2806. However, I am not complaining; that amount for the privilege of residing in the City of Port Alberni and enjoying all the services and amenities provided is OK. I simply look to Council to spend these dollars prudently for the benefit of the citizens.
- Q8. Council must plan ahead for the expected significant decline in the Major Industry and Light Industry assessment totals. These categories will lose the assessed values of the Somass properties and likely soon the APD properties.
- Q9. The 2023 Major Industry Assessment is \$87,615,800 and Light Industry is \$20,284,200. As these have not decreased from 2022, I assume these assessments include the former Somass properties which the City now owns. Are any 2023 taxes from the Somass properties included in the Heavy Industry Tax share of \$5,185,814 or Light Industry share of \$703,624?

P. Ribbins

- Q1. What is the purpose of the upgrades at the Train Station? What type of business is going in the building?
- To enable a lease of the space that draws more into the area, the City is working with the preferred submission for the Train Station and can't speak to the details of the situation at this time.*

M. Alroos

- Q1. Is there planned work to be done on the water tower at the Train Station?
At this time no specific work has been identified for the water tower, if work has been identified that would be brought to Council for consideration.

R. Smith

- Q1. Presumed the water tower was a part of the project and believed it has fallen by the wayside.
The building was assessed and upgrades to the water tower were not identified to be brought forward at this time.
- Q2. Why has the trail report been brought forward by the Engineering Department and not PRH?
Capital Projects of this nature are often undertaken by the Engineering Department, the work planned was best suited to be performed within Engineering Services to support PRH on this file. Parks will own the maintenance in the end.
- Q3. It was stated that all Directors would be present at the Budget meetings, that is not the case tonight?

Joseph Leskosek

- Q1. Tree damage from City trees, is this being looked at? Future Claims funding? City should look at the whole street with recommendation.
The City follows best practices and recommendations from our insurers and has insurance to address any liabilities in our service delivery.

R. Smith

- Q1. Can we have a pie chart as seen in the annual tax notice during budget presentations?

F. CORRESPONDENCE

The Director of Corporate Services summarized correspondence to the Committee as follows:

- a. L. Jardin | Roger Creek Trail extension [Scott Kenny Trail]
- b. R. Fraser | Creek Maintenance

G. ADJOURNMENT

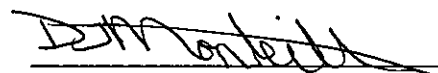
MOVED and SECONDED, THAT the meeting adjourn at 7:43 pm.

CARRIED

CERTIFIED CORRECT



Mayor



Corporate Officer