

MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, September 8, 2025 @ 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 D. Haggard
Councillor C. Mealey
Councillor T. Patola
Councillor C. Solda
Councillor T. Verbrugge

Staff: M. Fox, Chief Administrative Officer
S. Darling, Director of Corporate Services
S. Smith, Director of Development Services, Deputy CAO
A. McGifford, Director of Finance
M. Owens, Fire Chief
J. MacDonald, Director of Infrastructure Services
B. McLoughlin, Manager of Planning
M.C. Massicotte, Manager of Community Safety and Social Development
K. Motiuk, Deputy Director of Corporate Services (Recording Secretary)
F. Guevarra, Software Analyst

Gallery: 6

A. CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 2:01 PM.

MOVED AND SECONDED, THAT the agenda be approved as circulated with the following additions:

D.1 Rack & Rally Social Hub Development Permit Status

L.3 TUP 25-03 Correspondence Received

- *Email dated September 7, 2025 – Amy Sutton | Frogwerkz*
- *Email dated September 7, 2025 – Sandi Sturgeon | Frogwerkz*
- *Email dated September 5, 2025 – Andy Richards | Dog Mountain Brewing*
- *Email dated September 2, 2025 – Colby Mudge & Olesia Matsai | Mudge Barber & Tattoo Co.*

CARRIED

B. ADOPTION OF MINUTES

MOVED AND SECONDED, THAT the Minutes of the Special and Regular meetings of Council on August 11, 2025 be adopted, as presented.

CARRIED

C. DELEGATIONS

D. UNFINISHED BUSINESS

1. Rack & Rally Social Hub Development Permit Status | 3123 3rd Ave

The Director of Planning provided an update on the status of the Rack & Rally Social Hub development permit at 3123 3rd Ave.

MOVED AND SECONDED, THAT Council direct Administration to examine potential bylaw infractions related to the incomplete development of the Rack & Rally Social Hub development permit at 3123 3rd Ave.

CARRIED | Res. No. 25-354

E. STAFF REPORTS

1. Fire Department Quarterly Report

MOVED AND SECONDED, THAT Council receive the Fire Department Quarterly report for the period April 1, 2025 – June 30, 2025 as information.

CARRIED | Res. No. 25-355

2. Nuisance Abatement Working Group Quarterly Report

MOVED AND SECONDED, THAT Council receive the report Nuisance Abatement Working Group Quarterly Report for the period of April 1 – June 30, 2025 as information.

CARRIED | Res. No. 25-356

F. BYLAWS

G. CORRESPONDENCE FOR ACTION

1. Tseshah First Nation | National Day for Truth & Reconciliation

MOVED AND SECONDED, THAT Council authorize the Tseshah First Nation access to City streets on Tuesday, September 30, 2025 from 10:00 am to approximately 12:00 pm starting from the Tseshah Maht Mahs Gymnasium [5000 Mission Road] to the Alberni Athletic Hall [3727 Roger Street] subject to:

- *the notification of emergency services and BC Transit;*
- *consultation with all affected businesses/residents;*
- *provision of a Traffic Safety Plan completed by a certified professional, including qualified Traffic Control Personnel as required;*
- *provision of standard liability insurance in the amount of \$5M [minimum];*
- *review by event organizers of the Report of the Study Commission of Inquiry into Community Events Safety dated June 26, 2025.*

CARRIED | Res. No. 25-357

MOVED AND SECONDED, THAT Council authorize the expenditure of Community Investment Program funding to support Tseshah First Nation with event support to include tent rentals in the amount of \$630.00 (in-kind) and provision of traffic control services up to \$5,000 for the annual National Day of Truth and Reconciliation walk.

CARRIED | Res. No. 25-358

H. PROCLAMATIONS

1. Port Alberni Fire Department

MOVED AND SECONDED, THAT Council on behalf of the Port Alberni Fire Department proclaim the week of October 5 – 11, 2025 as 'Fire Prevention Week' in Port Alberni.

CARRIED | Res. No. 25-359

2. Port Alberni Association for Community Living

MOVED AND SECONDED, THAT Council on behalf of the Port Alberni Association for Community Living proclaim the month of October 2025 as 'Community Inclusion Month' in Port Alberni.

CARRIED | Res. No. 25-360

I. CORRESPONDENCE FOR INFORMATION

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

- a. Office of the Ombudsperson | Quarterly Reports
- b. Village of Lions Bay and City of Prince George | UBCM Resolutions
- c. Conservative Caucus | Official Opposition UBCM Meeting Opportunities

MOVED AND SECONDED, THAT Council receive the September 8, 2025 correspondence summary as information.

CARRIED | Res. No. 25-361

J. REPORT FROM IN-CAMERA

- 1. Council released for public consumption notice the of a licence of occupation agreement between the City of Port Alberni and the Alberni Valley Drag Racing Association for installation of fencing on the Somass Lands to include advertising revenue accruing to AVDRA for a term of one-year.
- 2. Council released for public consumption the execution of a licence of occupation agreement between the City of Port Alberni and the Alberni Valley Bulldogs for a ten-year term to install and maintain a signage feature on the exterior of the Alberni Valley Multiplex [3737 Roger Street, Port Alberni].

K. COUNCIL REPORTS

1. Council and Regional District Reports

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

CARRIED | Res. No. 25-362

L. NEW BUSINESS

1. CEDI Clutesi Haven Marina Uplands Project

MOVED AND SECONDED, THAT Council amend the "City of Port Alberni 2025-2029 Financial Plan Bylaw No. 5123, 2025" to reallocate up to \$20,000 in funding from Economic Development Consulting Services to the CEDI Clutesi Haven Marina Uplands project as follows:

- i. Line 26235 – Economic Development – reduce \$20,000*
- ii. Line 28211 – Transfer to Reserve (Capital Works) – increase \$20,000*
- iii. Capital Plan 2025 – Project 25072 - Clutesi Haven Marine Food Truck (Grant Funded) – increase \$20,000*

CARRIED | Res. No. 25-363

2. Josephine Sanitary Forcemain Replacement Project

MOVED AND SECONDED, THAT Council amend the "City of Port Alberni 2025-2029 Financial Plan Bylaw No. 5123, 2025" by allocating \$64,000 from the Sewer Infrastructure Reserve for additional geotechnical consulting to be completed in 2025 related to the Josephine Sanitary Forcemain Replacement Project.

CARRIED | Res. No. 25-364

MOVED AND SECONDED, THAT Council amend the "City of Port Alberni 2025-2029 Financial Plan Bylaw No. 5123, 2025" and provide early approval for staff to proceed with the 2026 Capital Plan – Josephine Sanitary Forcemain Replacement Project in the amount of \$7,063,000, utilizing funding as follows:

- i. \$5,063,000 from the Sewer Infrastructure Reserve*
- ii. \$1,000,000 from the Growing Communities Fund*
- iii. \$1,000,00 from the Canada Community-Building Fund*

CARRIED | Res. No. 25-365

3. Temporary Use Permit | 3130 3rd Avenue

Council invited members of the public forward to speak to TUP 25-03.

K. Ambrose spoke in opposition to the Temporary Use permit.

S. Sturgeon spoke in opposition to the Temporary Use permit.

N. Anderson spoke in support of the other members of the public who came forward.

Major M. Ramsay from the Salvation Army spoke to the services provided by the Salvation Army and Bread of Life.

MOVED AND SECONDED, THAT Council postpone decision on extension of the Temporary Use Permit application until Administration has had the opportunity to collaborate with the Salvation Army and other service providers to develop a Neighbourhood Mitigation Plan, and direct Administration to not take any action on the existing Temporary Use Permit until a report on a Neighbourhood Mitigation Plan has been provided to Council.

CARRIED | Res. No. 25-366

Councillor Patola left the meeting at 4:12 p.m.

M. QUESTION PERIOD

K. Ambrose inquired about adjacent landowner involvement in the development of Good Neighbour Agreements.

Councillor Patola returned to the meeting at 4:18 p.m.


N. Anderson inquired about delays in development of the Rack & Rally Social Hub, and complaint-driven issues.

N. ADJOURNMENT

MOVED AND SECONDED, THAT the meeting adjourn at 4:27 p.m.

CARRIED



Mayor

Corporate Officer