

**MINUTES OF THE COMMITTEE OF THE WHOLE**  
**Tuesday, February 17, 2026 @ 6:00 PM**  
**In the City Hall Council Chambers & Via Video-Conference**  
**4850 Argyle Street, Port Alberni, BC**

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

Staff: A. McGifford, Chief Administrative Officer  
S. Smith, Director of Development Services/Deputy CAO  
S. Darling, Director of Corporate Services  
R. Macauley, Director of Finance (Interim)  
L. Dauphin, Director of Parks, Recreation & Culture  
K. Motiuk, Deputy Director of Corporate Services [Recording Secretary]  
F. Guevarra, Software Analyst

Gallery: 9

**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 circulated, with the following additions:*

- *H.2-Cherry Creek Bridge*

**CARRIED**

**B. ADOPTION OF MINUTES**

*MOVED AND SECONDED, THAT the minutes of the meeting held at 6:00 pm on January 19, 2026, be adopted as presented.*

**CARRIED**

**C. PUBLIC INPUT PERIOD**

**D. DELEGATIONS**

1. **BC Non-Profit Housing Association**

E. Sagert, Director of Sector Capacity, presented an overview of the current housing environment.

**E. UNFINISHED BUSINESS**

**F. STAFF REPORTS**

**G. CORRESPONDENCE**

**H. NEW BUSINESS**

**1. Municipal Campground Development**

*MOVED AND SECONDED, THAT the Committee of the Whole recommend Council direct Administration to prepare a business case to implement and finance Phase 1 of the Municipal Campground Strategy for Paper Mill Dam.*

*MOVED AND SECONDED, THAT Council amend the motion to include Seaton Park to the motion.*

**CARRIED | Res. No. 26-06**

**Main Motion as Amended**

*MOVED AND SECONDED, THAT the Committee of the Whole recommend Council direct Administration to prepare a business case to implement and finance Phase 1 of the Municipal Campground Strategy for Paper Mill Dam and Seaton Park.*

**CARRIED | Res. No. 26-07**

**2. Clutesi Haven Marina | Assumption of Operations**

*MOVED AND SECONDED, THAT the Committee of the Whole recommend Council authorize the internal borrowing of \$500,000 to fund the capital transition and modernization of Clutesi Haven Marina, including the acquisition of critical infrastructure and implementation of parking management systems.*

**CARRIED | Res. No. 26-08**

*MOVED AND SECONDED, THAT the Committee of the Whole recommend Council direct Administration to implement a 2026 rate structure for Clutesi Haven Marina that reflects a Consumer Price Index (CPI) increase to 2025 rates, with a freeze on parking fees until 2027.*

**CARRIED | Res. No. 26-09**

*MOVED AND SECONDED, THAT the Committee of the Whole recommend Council amend the "City of Port Alberni 2026-2030 Financial Plan Bylaw No. 5138" as follows:*

- i. 2026 - Add new account – Clutesi Haven Marina Revenue - \$428,500*
- ii. 2026 - Add new account – Clutesi Haven Marina Expenditures - \$323,775*
- iii. 2026 - Line 19114 - Transfers from Prior Year - \$145,275*
- iv. 2026 – Add new account – Clutesi Haven Marina Debt Repayment – \$250,000*
- v. 2027 - Add new account – Clutesi Haven Marina Revenue - \$474,213*
- vi. 2027 - Add new account – Clutesi Haven Marina Expenditures - \$337,448*
- vii. 2027 - Line 19114 - Transfers from Prior Year - \$119,485*
- viii. 2027 – Add new account – Clutesi Haven Marina Debt Repayment – \$256,250*
- ix. 2028 - Add new account – Clutesi Haven Marina Revenue - \$486,068*
- x. 2028 - Add new account – Clutesi Haven Marina Expenditures - \$446,277*
- xi. 2028 - Line 19114 - Transfers from Prior Year - \$222,866*
- xii. 2028 – Add new account – Clutesi Haven Marina Debt Repayment – \$262,656*
- xiii. 2029 - Add new account – Clutesi Haven Marina Revenue - \$498,220*

- xiv. 2029 - Add new account – Clutesi Haven Marina Expenditures - \$414,559
- xv. 2029 - Line 19114 - Transfers from Prior Year - \$147,434
- xvi. 2029 – Add new account – Clutesi Haven Marina Debt Repayment – \$231,094
- xvii. 2030 - Add new account – Clutesi Haven Marina Revenue - \$510,675
- xviii. 2030 - Add new account – Clutesi Haven Marina Expenditures - \$423,048

**CARRIED | Res. No. 26-10**

**3. Financial Reporting**

*MOVED AND SECONDED, THAT the Committee of the Whole receive the 2025 Q4 Financial Report dated February 11, 2026 from the Finance Department as information.*

**CARRIED | Res. No. 26-11**

**4. Cherry Creek Bridge**

*The Committee of the Whole received discussion regarding the Cherry Creek resident bridge as information.*

**I. QUESTION PERIOD**

Councillor Dame left the meeting at 7:16 p.m. and returned to the meeting at 7:19 p.m.

**R. Fraser**

Inquired about the status of the silos on the Somass property, consideration of Dry Creek Park for a municipal campground location, the source for internal borrowing for Clutesi Haven Marina.

**L. Walerius**

Inquired about the status of the Advisory Planning Commission, line items from the Q4 financial report.

**R. Doiron**


Inquired about transitional management of the Clutesi Haven Marina.

**J. ADJOURNMENT**

*MOVED AND SECONDED, THAT the meeting adjourn at 7:39 p.m.*

**CARRIED**

  
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Mayor

  
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Corporate Officer