

MINUTES OF THE REGULAR COUNCIL MEETING HELD IN THE MUNICIPAL COUNCIL CHAMBERS ON MONDAY, NOVEMBER 26, 2012 AT 7:35 P.M.

Mayor D. Pernarowski presided. Councillors present were B. Bidgood, L. Christiansen, J. Cordeiro, M. Davies, B. Downie, and S. Tyers. Also in attendance were H. Avison, Chief Administrative Officer, R. Bowles, Director of Finance, D. Block, City Planner, J. Klie, Fire Chief (entered at 9:10 p.m.), B. Miller, Senior Building Inspector, A. Thompson, Clerk, and B. Pellegrino, Executive Assistant.

MOVE TO IN-CAMERA SPECIAL COUNCIL:

Meeting Called to Order at 6:50 p.m. – Move to In-Camera Special Council

(No. 501)

MOVED/SECONDED to move In-Camera and close the meeting to the public pursuant to Division 3, Sections 90 (1) (a), (c), and (e) of the Community Charter to discuss matters relating to personnel, labour relations, and property.

REGULAR MEETING:

Mayor Pernarowski advised that the City's Talkback Line is available for any comments or concerns viewers of this meeting may wish to bring to the attention of Council. He further advised that Council agendas and minutes are available for viewing on the City's home page at www.terrace.ca and that Council meetings are webcast on the City's website and past meetings have been archived.

ADDENDUM:

There was no Addendum.

DELEGATIONS & GUESTS:

Bob Park, Co-op Property Development Task Force – Final Report

Bob Park, Chair of the Co-op Property Development Task Force (the Task Force), thanked Council for the opportunity to present.

Bob Park provided background information on the purpose of the Task Force. The Task Force was struck by Council to examine options for the future use of the former Co-op property and

to make recommendations to Council regarding the best use of the property. After meeting for several months, it was recommended that the City pursue the following suggested uses for the Co-op Property:

- Hotel with restaurant and retail components;*
- Heritage Centre;*
- Green Space;*
- Brew Pub; and*
- Parking.*

The Co – op Property Development Task Force also recommended:

- That the property should be a mix of public and private space;*
- That the City consider contracting an architect to provide a cohesive concept plan for the property;*
- That the environmental remediation of the property should be a priority and that the City do what it can to move this process along as quickly as possible; and*
- That the City dialogue with the Kitsumkalum and Kitselas First Nations regarding their vision for the property and any interest they may have in having a First Nations longhouse/museum on the property.*

Mayor Pernarowski thanked Mr. Park for his presentation, and advised that this matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (see Resolution No. 511).

***Lori McPherson, Kalum
Community School Society –
Request for Letter of Support***

Lori McPherson, member of the Kalum Community School Society, thanked Council for the opportunity to present and introduced her colleague, Jacquie Tucker. The Kalum Community School Society is a non-profit agency that provides community programs for children, youth, and families in Terrace, Thornhill, and several surrounding First Nations villages. Ms. Tucker and Ms. McPherson requested a letter of support from the City of Terrace for their application for Gaming Grant Funding to continue their support of the Hungry Kids Project.

The Kalum Community School Society's Hungry Kids Project sponsors school food programs. These school food programs are assisted by local agencies, and form several other school food programs such as Food Share, Fruit Registry, and the School and Community Gardens. In 2012, approximately 96,000 pounds of food was donated to these food programs. Ms. McPherson noted that many food service donations were quite a bit lower than they were last year.

Mayor Pernarowski thanked Ms. McPherson for her presentation, and advised that this matter would be further dealt with under the "Correspondence" portion of this meeting's Agenda (see Resolution No. 512).

***Tyler Clarke, Tourism Manager –
Kermodei Tourism Society
Introduction***

Tyler Clarke, Tourism Manager with Kermodei Tourism Society, thanked Council for the opportunity to introduce himself. Mr. Clarke has a diploma in Hotel and Resort Management, and a degree in Tourism Management. When the opportunity to come back to Terrace for employment came up, Mr. Clarke noted that it was too good to pass up.

Mayor Pernarowski thanked Mr. Clarke for his presentation, and presented him with a City of Terrace pin.

PETITIONS AND QUESTIONS:

There were no Petitions and Questions.

MINUTES:

**Regular Council Minutes,
November 13, 2012**

(No. 508)

MOVED/SECONDED that the Regular Council Minutes of November 13, 2012 be adopted as circulated.

Carried Unanimously.

**BUSINESS ARISING FROM THE
MINUTES (OLD BUSINESS):**

**Town of Smithers – Shuttle Bus
Services Between Northern
Communities**

(No. 509)

MOVED/SECONDED that the City of Terrace support the Town of Smithers' request for the Shuttle Bus Service Review.

Carried Unanimously.

**B.C. Lottery Corporation --
Request to Increase the Number
of Slot Machines Permitted at
Chances Terrace**

(No. 510-D)

MOVED/SECONDED that the limit on number of slot machines allowed at Chances Terrace be raised from 75 to 100.

Defeated.

Councillors Christiansen, Cordeiro and Tyers wished to be recorded as opposed.

CORRESPONDENCE:

**Bob Park, Co-op Property
Development Task Force – Final
Report**

(No. 511)

MOVED/SECONDED that the Co-op Property Development Task Force presentation be received.

Carried Unanimously.

**Lori McPherson, Kalum
Community School Society –
Request for Letter of Support**

(No. 512)

MOVED/SECONDED that the City of Terrace provide a letter of support to the Kalum Community School Society for their Gaming Grant application for funding in support of the Hungry Kids Project.

Carried Unanimously.

**Diana Penner, B.C. Old Age
Pensioners' Organization Local
73 – Request for Letter of
Support**

(No. 513)

MOVED/SECONDED that a letter of support be provided to B.C. Old Age Pensioners' Organization Local 73 for their Gaming Grant application to fund a part-time seniors' coordinator position.

Carried Unanimously.

CONVENE INTO COMMITTEE OF THE WHOLE:

(No. 514)

MOVED/SECONDED that the November 26, 2012 Regular Council Meeting convene into Committee of the Whole.

Carried Unanimously.

Committee of the Whole

- ***Finance, Personnel, and Administration Component, November 26, 2012***

The following items were discussed at the November 26, 2012 Finance, Personnel, and Administration Component of the Committee of the Whole:

1. KERMODEI TOURISM SOCIETY, ANNUAL UPDATE

2. HERITAGE PARK MUSEUM SOCIETY, ANNUAL UPDATE

RECESS & RECONVENE:

A brief recess was called at 9:00 p.m. and the meeting reconvened at 9:10 p.m.

It was recommended that the Committee now rise and report.

COMMITTEE REPORTS:

Committee of the Whole

- ***Finance, Personnel, and Administration Component November 26, 2012***

(No. 515)

MOVED/SECONDED that the November 26, 2012 Finance, Personnel and Administration Committee of the Whole verbal report be adopted with the following recommendations:

1. KERMODEI TOURISM SOCIETY, ANNUAL UPDATE

There were no recommendations.

2. HERITAGE PARK MUSEUM SOCIETY, ANNUAL UPDATE

There were no recommendations.

Carried Unanimously.

Committee of the Whole

- **Finance, Personnel, and Administration Component
November 8, 2012**

(No. 516)

MOVED/SECONDED that the November 8, 2012 Finance, Personnel and Administration Component of the Committee of the Whole report be adopted with the following recommendation:

1. 2013 BUDGET PRESENTATION

There were no recommendations.

Carried Unanimously.

Committee of the Whole

- **Finance, Personnel, and Administration Component
November 19, 2012**

(No. 517)

MOVED/SECONDED that the November 19, 2012 Finance, Personnel and Administration Component of the Committee of the Whole report be adopted with the following recommendations:

1. POOL MASTER PLAN – WEST WALL

There were no recommendations.

2. 2012 ROADS LIST

There were no recommendations.

3. R.C.M.P. OPERATIONS BUDGET

There were no recommendations.

4. COUNCIL'S OPERATIONS BUDGET

It was recommended that this item be deferred to the December 4, 2012 Finance, Personnel and Administration Component of the Committee of the Whole meeting.

Carried Unanimously.

COMMITTEE REPORTS (FOR INFORMATION ONLY):

Committee of the Whole

- ***Finance, Personnel, and Administration Component
November 13, 2012***

MOVED/SECONDED that the November 13, 2012 Finance, Personnel, and Administration Component of the Committee of the Whole report be received for information.

(No. 518)

Carried Unanimously.

Committee of the Whole

- ***Development Services Component
November 13, 2012***

MOVED/SECONDED that the November 13, 2012 Development Services Component of the Committee of the Whole report be received for information.

(No. 519)

Carried Unanimously.

SPECIAL REPORTS:

Memo – City Planner, 4440 Little Avenue: Consideration of Options for Remedial Action Order

Councillor Tyers declared a possible conflict of interest and vacated the Council Chambers at this time.

(No. 520)

MOVED/SECONDED that, following consideration of the property located at 4440 Little Avenue, the Council of the City of Terrace pursuant to Sections 72, 73 & 74 of Division 12 of Part 3 of the Community Charter hereby resolves that:

1. *Each of the following located upon the Property is considered so dilapidated or unclean as to be offensive to the community, a declared nuisance and hazardous, in contravention of the Provincial building regulations and the City's Building Bylaw:*
 - a) *All buildings placed on the subject Property.*

That each of the following located upon the Property is considered so dilapidated or unclean as to be offensive to the community, a declared nuisance:

- a) tall grass and weeds within the yard areas of the Property (seasonal maintenance);*
- b) the small utility trailer parked on the west yard area of the Property;*
- c) all miscellaneous materials and waste located within the Property boundary.*

Carried Unanimously.

(No. 521)

MOVED/SECONDED that Canadian Manufacturers Outlet Ltd., Inc. No. 134044, as owner of the Property, and Mr. Lloyd Wittkowski, as occupier, be ordered to take the following remedial actions in relation to the Property at 4440 Little Avenue:

- a) the demolition and removal of all buildings and resultant building/demolished materials from the Property within 60 days of Notice;*
- b) the tall grass and weeds be cut within 30 days of Notice and thereafter on a regular basis;*
- c) the small utility trailer be removed from the Property within 30 days of Notice; and*
- d) all miscellaneous materials and waste be removed from the Property within 30 days of Notice.*

In the event that the remedial actions are not undertaken within the deadlines noted, City of Terrace Staff is authorized to enter on the Property and undertake the remedial actions to effect a remedy, and recover the costs from the owner in accordance with the Community Charter.

The Senior Building Inspector is authorized to provide further directions to implement the intent of Council's ordered remedial action requirements.

Staff are directed to notify in accordance with the Community Charter requirements, including advising that a reconsideration hearing may be requested within 14 days.

Carried.

Councillor Cordeiro wished to be recorded as opposed.

Memo – City Planner, 4450 Little Avenue: Consideration of Options for Remedial Action Order

(No. 522)

MOVED/SECONDED MOVED/SECONDED that, following consideration of the property located at 4450 Little Avenue, the Council of the City of Terrace pursuant to Sections 72, 73 & 74 of Division 12 of Part 3 of the Community Charter hereby resolves that:

1. Each of the following located upon the property is considered so dilapidated or unclean as to be offensive to the community, a declared nuisance and hazardous, in contravention of the Provincial building regulations and the City's Building Bylaw:

a) All buildings placed on the subject Property.

That each of the following located upon the Property is considered so dilapidated or unclean as to be offensive to the community, a declared nuisance:

- a) tall grass and weeds within the yard areas of the Property (seasonal maintenance);
- b) the unregistered motor vehicles (vans, trucks and RV) and assorted vehicle parts stored on the yard area of the Property;
- c) the air boat, truck canopy, tanks, and toilet stored on the yard area of the Property;
- d) all miscellaneous materials and waste located within the Property boundary.

Carried Unanimously.

(No. 523)

MOVED/SECONDED that Bertha M. Vogel, as owner of the Property, and Mr. George Vogel, as occupier and Mr. George Vogel as administrator of estate and beneficiary, be ordered to take the following remedial actions in relation to the Property at 4450 Little Avenue:

- a) the demolition and removal of all buildings and resultant building/demolished materials from the Property within 60 days of Notice;*
- b) the tall grass and weeds be cut within the property within 30 days of Notice and thereafter on a regular basis;*
- c) the unregistered motor vehicles (vans, trucks and RV) and assorted vehicle parts be removed from the Property within 30 days of Notice;*
- d) the air boat, truck canopy, tanks, and toilet be removed from the Property within 30 days of Notice; and*
- e) all miscellaneous building materials and waste be removed from the Property within 30 days of Notice.*

In the event that the remedial actions are not undertaken within the deadlines noted, City of Terrace Staff is authorized to enter on the Property and undertake the remedial actions to effect a remedy, and recover the costs from the owner in accordance with the Community Charter.

The Senior Building Inspector is authorized to provide further directions to implement the intent of Council's ordered remedial action requirements.

Staff are directed to notify in accordance with the Community Charter requirements, including advising that a reconsideration hearing may be requested within 14 days.

Carried Unanimously.

Councilor Tyers returned to Council Chambers at 9:30pm.

Memo – City Planner, 4520 Little Avenue: Consideration of Options for Remedial Action Order

(No. 524)

MOVED/SECONDED that, following consideration of the property located at 4520 Little Avenue, the Council of the City of Terrace pursuant to Sections 72, 73 & 74 of Division 12 of Part 3 of the Community Charter hereby resolves that:

1. Each of the following located upon the Property is considered so dilapidated or unclean as to be offensive to the community, a declared nuisance and hazardous, in contravention of the Provincial building regulations and the City's Building Bylaw:

- a) All buildings placed on the subject Property.*

That each of the following located upon the Property is considered so dilapidated or unclean as to be offensive to the community, a declared nuisance:

- a) tall grass and weeds within the yard areas of the Property (seasonal maintenance);*
- b) the assorted appliances, including washers and refrigerators placed within the yard area of the Property;*
- c) all miscellaneous materials and waste located within the Property boundary.*

Carried Unanimously.

(No. 525-D)

MOVED/SECONDED that Edward Wayne Kirby, be ordered to take the following remedial actions in relation to the Property at 4520 Little Avenue:

- a) The boarding up and securing of all buildings within 30 days of Notice;*
- b) Completion of any remaining works and conditions under Demolition Permit No. 1226-11, issued for the demolition and removal of a portion of the building from the Property, within 30 days of Notice;*
- c) The security of the buildings on a regular basis;*
- d) The tall grass and weeds be cut within the Property within 30 days of Notice and thereafter on a regular basis;*
- e) The assorted appliances, including washers and refrigerators placed within the yard area be removed from the Property within 30 days of Notice; and*
- f) All miscellaneous materials and waste be removed from the Property within 30 days of Notice.*

In the event that the remedial actions are not undertaken within the deadlines noted, City of Terrace Staff is authorized to enter on the Property and undertake the remedial actions to effect a remedy, and recover the costs from the owner in accordance with the Community Charter.

The Senior Building Inspector is authorized to provide further directions to implement the intent of Council's ordered remedial action requirements.

Staff are directed to notify in accordance with the Community Charter requirements, including advising that a reconsideration hearing may be requested within 14 days.

Defeated.

Councillor Cordeiro wished to be recorded as opposed.

(No. 526)

MOVED/SECONDED that Council order Edward Wayne Kirby, as owner of the property, take the following remedial actions in relation to the property at 4520 Little Avenue:

- a) The demolition and removal of all buildings and resultant building/demolished materials from the property within 60 days of Notice;*
- b) The tall grass and weeds be cut within the property within 30 days of Notice and thereafter on a regular basis;*
- c) The assorted appliances, including washers and refrigerators placed within the yard area be removed from the property within 30 days of Notice; and*
- d) All miscellaneous materials and waste be removed from the property within 30 days of Notice.*

In the event that the remedial actions are not undertaken within the deadlines noted, City of Terrace Staff is authorized to enter on the Property and undertake the remedial actions to effect a remedy, and recover the costs from the owner in accordance with the Community Charter.

The Senior Building Inspector is authorized to provide further directions to implement the intent of Council's ordered remedial action requirements.

Staff are directed to notify in accordance with the Community Charter requirements, including advising that a reconsideration hearing may be requested within 14 days.

Carried.

***Memo – Corporate Administrator,
Regional District
Directors/Alternates***

Mayor Pernarowski asked the Chief Administrative Officer to call for an indication of nominations for Director to the Board of the Regional District of Kitimat-Stikine.

Councillor B. Bidgood, Councillor L. Christiansen, and Councillor S. Tyers allowed their names to stand for consideration as Directors to the Board of the Regional District of Kitimat-Stikine.

The CAO advised of the secret ballot voting procedure, reminding Mayor and Council to write the names of their choice for two Directors on the slip of paper provided, and that the two highest number of votes would be appointed as Directors to the Regional District of Kitimat-Stikine Board.

Request for Scrutineer

H. Avison, CAO, requested that Françoise Godet, Constituency Assistant to MP Nathan Cullen, act as scrutineer to assist her in counting the ballots.

Councillor B. Bidgood and Councillor L. Christiansen received the highest number of votes and were appointed as Directors to the Board of the Regional District of Kitimat-Stikine.

(No. 527)

MOVED/SECONDED that Councillor B. Bidgood and Councillor L. Christiansen be appointed as the City's Directors to the Board of the Regional District of Kitimat-Stikine for a one-year term to December 2013.

Carried Unanimously.

Mayor Pernarowski asked for an indication of those who would be interested in sitting as Alternate Directors on the Board of the Regional District of Kitimat-Stikine.

Councillors M. Davies and S. Tyers allowed their names to stand for consideration as Alternate Directors to the Board of the Regional District of Kitimat-Stikine.

(No. 528)

MOVED/SECONDED that Councillor M. Davies be appointed as the first Alternate Director for Director B. Bidgood and Councillor M. Davies be appointed as Director L. Christiansen's second Alternate Director to the Board of the Regional District of Kitimat-Stikine; and that Councillor S. Tyers be appointed as the first Alternate Director for Director L. Christiansen, and Councillor S. Tyers be appointed as Director Bidgood's second Alternate Director to the Board of the Regional District of Kitimat-Stikine.

Carried Unanimously.

Destruction of Ballots

(No. 529)

MOVED/SECONDED that the ballots be destroyed.

Carried Unanimously.

***Memo – Director of Finance,
Bylaw to Transfer from
Equipment Reserve Fund to
Capital Works Fund***

(No. 530)

MOVED/SECONDED that the Bylaw for the transfer from the Reserve Fund for Depreciation of Machinery and Equipment to the Capital Works Reserve Fund for roadworks improvements be received and proceed to first, second, and third reading.

Carried Unanimously.

***Memo – Corporate Administrator,
Association for Mineral
Exploration British Columbia
Round Up 2013 – January 28-
31, 2013***

(No. 531)

MOVED/SECONDED that Councillor Brian Downie and Mayor Dave Pernarowski attend the Association for Mineral Exploration British Columbia 2013 Round Up, and that the 2013-2017 draft budget be amended accordingly.

Carried Unanimously.

**Memo – Senior Building
Inspector,
October 2012 Building Synopsis**

*MOVED/SECONDED that the report from the
Senior Building Inspector be received.*

Carried Unanimously.

(No. 532)

**Community Forest Profit
Distribution Committee Minutes,
November 1, 2012**

*MOVED/SECONDED that the Community Forest
Profit Distribution Committee Minutes be
received including the following
recommendations:*

*That the City of Terrace grant \$5,000 to
Terrace Off Road Mountain Bike Association to
extend the Steinhoe Ridge Trail, from profits
from the Terrace Community Forest Limited
Partnership;*

*That the City of Terrace grant \$15,000 to My
Mountain Co-operative for the purchase and
installation of a generator, from profits from the
Terrace Community Forest Limited Partnership;*

*And that the City of Terrace grant \$10,000 to
the Terrace Community Foundation, from profits
from the Terrace Community Forest Limited
Partnership.*

Carried Unanimously.

**Greater Terrace Seniors' Advisory
Committee Minutes,
November 7, 2012**

*MOVED/SECONDED that the Greater Terrace
Seniors' Advisory Committee Minutes be
received.*

Carried Unanimously.

(No. 534)

**Housing Committee Minutes,
November 13, 2012**

*MOVED/SECONDED that the Housing
Committee Minutes be received.*

Carried Unanimously.

(No. 535)

**November 13, 2012
Public Hearing Report (For
Information Only)**

*MOVED/SECONDED that the oral report for the
November 13, 2012 Public Hearing be received
for information only.*

Carried Unanimously.

(No. 536)

BYLAWS:

Reserve Fund for Depreciation of Machinery and Equipment Transfer to Capital Works Reserve Fund for Roadwork Improvements Bylaw, Project No. ADP-02-1216 (First, Second and Third Reading)

MOVED/SECONDED that the Bylaw to Transfer Funds from the Reserve Fund for Depreciation of Machinery and Equipment to the Capital Works Reserve Fund for Roadwork Improvements, Project No. ADP-02-1216, be read by title only and passed in its first, second, and third reading.

(No. 537)

Carried Unanimously.

NEW BUSINESS:

Councillor B. Downie

Councillor Downie reported on the following:

- *the Adding it All Up Conference in Smithers; and*
- *the Caledonia Senior Secondary School climbing wall ribbon cutting ceremony.*

Councillor B. Bidgood

Councillor Bidgood reported on the following:

- *a meeting with the Terrace Ministerial Association; and*
- *the November 23, 2012 Regional District of Kitimat-Stikine board meeting.*

Councillor L. Christiansen

Councillor L. Christiansen reported on the passing of long-time Terrace resident Otto Lindstrom.

Mayor D. Pernarowski

Mayor D. Pernarowski reported on the following:

- *an announcement by the Minister of Advanced Education, Innovation and Technology made at Northwest Community College;*
- *the November 23, 2012 Regional District of Kitimat-Stikine board meeting;*
- *a meeting with the Capital Region Board Mayors Stuart Houston (City of Spruce Grove) and Greg Krischke (City of Leduc); and*
- *the Terrace & District Chamber of Commerce Business Excellence Awards Gala.*

REPORT FROM IN-CAMERA:

There were no items released from In-Camera Status.

QUESTIONS/COMMENTS FROM THE MEDIA:

There was one question from the audience. There were no questions from the Media.

ADJOURNMENT:

(No. 538)

MOVED/SECONDED that the November 26, 2012 Regular Meeting of Council be now adjourned.

Carried Unanimously.

The meeting adjourned at 10:25 p.m.

CERTIFIED CORRECT:

Mayor


Clerk

