



MINUTES OF A REGULAR MEETING OF COUNCIL

Tuesday, February 6, 2024

6:00 P.M.

Ladysmith Seniors Centre

630 2nd Avenue

Council Members Present:

Mayor Aaron Stone

Councillor Ray Gourlay

Councillor Amanda Jacobson

Councillor Tricia McKay

Councillor Duck Paterson

Councillor Marsh Stevens

Councillor Jeff Virtanen

Staff Present:

Allison McCarrick

Erin Anderson

Chris Barfoot

Jake Belobaba

Sue Bouma

Andrea Hainrich

1. CALL TO ORDER (6:00 P.M.)

Mayor Stone called this Meeting of Council to order at 6:00 p.m., in order to retire immediately into Closed Session.

2. CLOSED SESSION

CS 2024-019

That, in accordance with section 90(1) of the *Community Charter*, Council retire into closed session in order to consider items related to the following:

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Motion Carried

3. OPEN MEETING AND ACKNOWLEDGEMENT (7:00 P.M.)

Mayor Stone called this Regular Meeting of Council to order at 7:05 p.m., recognizing with gratitude that it was taking place on the unceded territory of the Stz'uminus First Nation.

4. AGENDA APPROVAL

CS 2024-020

That Council approve the agenda for this Regular Meeting of Council for February 6, 2024.

Motion Carried

5. RISE AND REPORT- Items from Closed Session

Council rose from Closed Session at 6:59 p.m. with report on the following:

CE 2024-012

That Council:

1. Authorize staff to release the City Hall Space Requirements and Funding Strategy presentation;
2. Rise with report on the following Council resolutions regarding previous plans to construct a new city hall:
 - **CE 2017-143**, "That the Mayor and Chief Administrative Officer meet with the Board and Chief Executive Officer of Vancouver Island Regional Library to discuss options for constructing a new library in Ladysmith, including co-locating in a new City Hall building.";
 - **CE 2017-178**, "That Council table discussions with the Vancouver Island Regional Library with respect to co-locating in the new City Hall building until after the 2018 municipal election."; and
 - **CE 2017-179**, "That Council direct staff to continue discussions in the interim with the Vancouver Island Regional Library regarding co-locating in a new building to foster more directed discussions once the 2018 municipal election has taken place.";
3. Provide public access, as specified by Council, to the Process Four and Urban Systems reports and the City Hall Space Requirement and Funding Strategy presentation; and
4. Rise with report immediately.

6. MINUTES

6.1 Minutes of the Regular Meeting of Council held January 23, 2024

CS 2024-021

That Council approve the minutes of the Regular Meeting of Council held January 23, 2024.

Motion Carried

7. COMMITTEE MINUTES

7.1 Poverty Reduction Task Group - November 29, 2023

CS 2024-022

That Council receive the minutes of the Poverty Reduction Task Group meeting held November 29, 2023.

Motion Carried

8. REPORTS

8.1 Buller Street Revitalization Project-Construction Contract & Lease Agreement

CS 2024-023

That Council:

1. Authorize sole-source procurement pursuant to purchasing policy 5-1790-D with Catalyst Developments for the non-residential component of the Buller Street Revitalization Project described in the February 6, 2024 report to Council; and
2. Direct staff to finalize:
 - a. a construction contract with Catalyst Developments for the non-residential component of the Buller Street Revitalization Project;
 - b. a long-term lease agreement with Catalyst Developments for the provision of the housing component of the Buller Street Revitalization Project; and
 - c. bring back the proposed contracts for Council's consideration.

Motion Carried

OPPOSED: Councillor Stevens

8.2 2024 Financial Plan Bylaw

CS 2024-024

That Council direct staff to prepare the 2024-2028 Financial Plan Bylaw with \$8,398,228 to come from municipal taxation and \$1,793,324 to come from police taxation as described in the staff report from the Director of Financial Services dated February 6, 2024.

Motion Carried

8.3 Holland Lake Dam Capacity and Climate Resiliency Improvements Consultant

CS 2024-025

That Council direct staff to:

1. Award Request for Proposal 2023-IS-07 to Ecora Engineering & Resource Group Ltd. in the amount of \$1,081,046, excluding GST; and
2. Enter into a contract for the services outlined in Ecora's proposal.

Motion Carried

9. BYLAWS

9.1 Bylaw Status Sheet

10. QUESTION PERIOD

A resident enquired about the timespan since the Holland Lake Dam's most recent Dam Safety inspection. He also asked whether other locations had been investigated for the location of the proposed new City Hall, if a cost benefit analysis had been conducted for the proposed Buller Street location, and what steps will be taken to reduce costs for the tax payer.

11. ADJOURNMENT

CS 2024-026

That this Regular Meeting of Council be adjourned at 7:48 p.m.

Motion Carried

CERTIFIED CORRECT

Mayor (A. Stone)

Corporate Officer (S. Bouma)