

MINUTES OF REGULAR MEETING OF KITIMAT COUNCIL
HELD IN THE COUNCIL CHAMBERS, NORTHWEST COMMUNITY
COLLEGE, ON MONDAY, JUNE 20, 2016 AT 7:30 P.M.

Present: Mayor P. Germuth
Councillors E. Empinado, M. Feldhoff, R. Goffinet,
M. Murphy, C. Rattee, L. Walker

Present: Staff W. Waycheshen, Chief Administrative Officer
T. Gleig, Director of Engineering
G. Sewell, Director of Community Planning
S. Christiansen, Director of Finance
T. Bossence, Fire Chief
M. Gould, Director of Leisure Services
M. Dewar, Director of Economic Development
W. Sussbauer, Technical Services Manager
M. Manson, Deputy Director of Operations
B. Gibaldi, Assistant to CAO

Delegations/Presentations

Presentation to G. Sewell Mayor Germuth congratulated Gwendolyn Sewell on receiving the Planning Institute of BC 2016 Award for Distinguished Professional Contribution. This award is given to recognize an individual's work and personal commitment to planning and the effect they have in their community and the planning profession.

Mountain View Housing Society Mr. Don Read (Treasurer) and Mr. Alex Ramos-Espinoza (Chair) of the Mountain View Housing Society presented the Business Plan for a community housing project – Elizabeth Commons, which consists of 28 units proposed at 1332 Lahakas Boulevard and requested \$500,000 from the Affordable Housing Fund and \$1,000,000 from the District of Kitimat General/Reserve Fund.

Monthly Policing Report – May Staff Sergeant McLaren presented the monthly policing report for May 2016.

Public Input/Questions on Agenda Items

Development Variance Permit – 45 Swan Mr. Darnell Turner, Dead-On Contracting, 1445 Cormorant Avenue introduced himself to Council as the contractor who will be completing work at 45 Swan Street and advised that he is available to answer questions.

The CAO read into the record a letter from the neighbour of the adjoining property.

Restrictive Covenant –
Civeo Sitka Lodge

Mr. Sami Saad, VP Construction and Project Management and Mr. Rob Maze, Senior VP of Manufacturing of Civeo provided information regarding the operating period for Sitka Lodge.

Agenda Changes

1. Late item – BC Hydro Voltage Regulators

R16-129

Moved and seconded,

THAT the agenda be adopted as amended.

Motion Carried Unanimously

Minutes

R16-130

Moved and seconded,

THAT the minutes of the Committee of the Whole Meeting of May 24, 2016 be adopted.

Motion Carried Unanimously

R16-131

Moved and seconded,

THAT the minutes of the Regular Meeting of June 6, 2016 be adopted with the following amendments; spelling error on page 1 (DeMelo) and change the word from merits to impacts on Page 4, paragraph 1.

Motion Carried Unanimously

R16-132

Moved and seconded,

THAT the minutes of the Committee of the Whole Meeting of June 13, 2016 be adopted.

Motion Carried Unanimously

Motions

R16-133
Letter to BC Ministry of
Environment

Moved and seconded,

THAT a letter be sent to the BC Ministry of Environment indicating the Prevention section in the “Land Based Spill Preparedness and Response in British Columbia” policy intentions paper requires increased participation from the Province and not rely on the requirements of other regulators.

Motion Carried Unanimously

Bylaws

R16-134
Building Regulation
Bylaw No. 1875

Moved and seconded,

THAT "Building Regulations Bylaw No. 1875, 2016" be adopted.

Motion Carried Unanimously

R16-135
Standards of
Maintenance for
Rental
Accommodation Bylaw

Circulated to Council was a report from the Director of Community Planning and Development regarding the Standards of Maintenance for Rental Accommodation.

Moved and seconded,

THAT "Standards of Maintenance for Rental Accommodation Bylaw No. 1873 be given three readings."

Motion Carried

In Favour Mayor Germuth,
Councillors Empinado, Goffinet, Murphy, Rattee, Walker

Opposed Councillor Feldhoff

R16-136
Fire and Ambulance
Service Level Bylaw

Council requested that the acronyms IDLH, NFPA and PPE and any others be clarified within the bylaw.

Moved and seconded,

THAT "District of Kitimat Fire and Ambulance Service Level Bylaw No. 1890" be given three readings.

Motion Carried Unanimously

Reports and/or Communications

R16-137
Grant Request for
Community Housing

Circulated to Council was a report from the Director of Community Planning and Development regarding Mountain View Housing Society, Affordable Housing Fund (AHF) Grant Request for Community Housing Project.

Moved and seconded,

THAT the Business Plan for Elizabeth Commons and Affordable Housing Fund (AHF) grant request tendered by Mountain View Housing Society, be referred to the Administration for review and staff report.

Motion Carried

In Favour Mayor Germuth,
Councillors Empinado, Goffinet, Murphy, Rattee, Walker

Opposed Councillor Feldhoff

R16-138
Development Variance
Permit Application

Circulated to Council was a report from the Director of Community Planning and Development regarding a Development Variance Permit (DVP) Application for a mudroom extension at 45 Swan Street.

Moved and seconded,

THAT Council approve a Development Permit for a 2.43 metre mudroom extension at 45 Swan with side yard of 0.0 metres, conditional on: (1) building permit, and compliance with the *BC Building Code*; and (2) legal survey to confirm no encroachment on abutting lot.

Motion Carried

In Favour Mayor Germuth,
Councillors Empinado, Feldhoff, Murphy, Rattee, Walker

Opposed Councillor Goffinet

R16-139
Restrictive Covenant –
Civeo Sitka Lodge

Circulated to Council was a report from the Director of Community Planning and Development in regards to a Restrictive Covenant for Civeo Sitka Lodge located at 100 Loganberry Avenue.

Moved and seconded,

THAT Section 219 Covenant for Civeo Sitka Lodge, at 100 Loganberry Avenue, specify maximum duration of Temporary Camp - as shown on Map Sheet A1.A101, revised 11 May 2016 – to be 31 August 2026.

Motion Defeated

In Favour Councillors Empinado, Feldhoff, Goffinet

Opposed Mayor Germuth
Councillors Murphy, Rattee, Walker

R16-140
Restrictive Covenant –
Civeo Sitka Lodge

Moved and seconded,

THAT staff prepare a section 219 Covenant for the entire Civeo site for a duration to be August 31, 2026.

Motion Carried

In Favour Mayor Germuth
Councillors Empinado, Murphy, Rattee, Walker

Opposed Councillors Feldhoff, Goffinet

R16-141
Deactivated road at
Bish Creek

Circulated to Council was correspondence from local resident Bill Kearley regarding a one kilometre section of logging road at kilometre 14 on the Bish Creek Forest Service Road which has been deactivated.

Moved and seconded,

THAT staff report back on deactivated forestry roads within District of Kitimat boundaries and that we request a meeting with the Ministry of Forests, Lands and Natural Resource Operations.

Motion Carried Unanimously

R16-142
LNG promotion on
social media

Circulated to Council was correspondence received from local resident Danny Nunes voicing his opposition to LNG promotion on social media.

Moved and seconded,

THAT the letter be received for information.

Motion Carried Unanimously

R16-143
Hiring Policy –
Professional
Consulting Services

Circulated to Council was a report from the Director of Engineering Services regarding the hiring policy for professional consulting services.

Moved and seconded,

THAT approval be given for engagement of professional engineering consulting services using local engineering firms for consulting services estimated to be less than \$10,000. Selection would be based on discipline, qualifications, availability, and annually submitted fee schedules.

Motion Carried Unanimously

R16-144
2015 Annual Report

Circulated to Council was a report from the Director of Finance which included the 2015 Annual Report and Statement of Financial Information.

Moved and seconded,

THAT Council approve the 2015 Annual Report and Statement of Financial Information as presented.

Motion Carried Unanimously

Commission/Committee Minutes

R16-145
Meeting Minutes –
LSAC

Moved and seconded,

THAT the minutes of the Leisure Services Advisory Commission meeting of April 19, 2016 be accepted.

Motion Carried Unanimously

New Business

R16-146
BC Hydro Voltage
Regulator

Circulated to Council as a late item was a report from the Director of Engineering Services regarding a proposed BC Hydro Voltage Regulator to be located on Haisla Boulevard.

Moved and seconded,

THAT the planned Voltage Regulator platform in front of the Haisla Town Centre is not the preferred site and BC Hydro be requested to find a less visible location.

Motion Carried Unanimously

Council Reports

Verbal reports were given by various members of Council.

There being no further business, the meeting adjourned at 10:10 p.m.

CERTIFIED TRUE AND CORRECT

Corporate Officer

Mayor