

Minutes of the **COUNCIL IN COMMITTEE MEETING** of Pitt Meadows City Council held on **Tuesday, May 11, 2010** at 6:00 p.m. in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT:

Elected Officials: Mayor D.F. MacLean
Councillor J. Becker
Councillor B. Bell
Councillor T. Miyashita
Councillor G. O'Connell
Councillor D. Walters, Chair

Staff J. Rudolph, Chief Administrative Officer
D. Rear, Director of Finance
K. Grout, Director of Operations & Development Services
L. Darcus, Director of Corporate Services

ABSENT: Councillor D. Bing

The meeting was called to order at 6:00 p.m.

A. ADOPTION OF AGENDA

MOVED by Councillor Bell, **SECONDED** by Councillor Miyashita, THAT the agenda for the May 11, 2010 Council in Committee Meeting, be amended by deleting Item C.6 – Strategic Planning Workshop Follow-Up; AND THAT the agenda be adopted as amended.

CARRIED.

B. ADOPTION OF MINUTES

1. **Minutes of the April 27, 2010 Council in Committee Meeting.**

MOVED by Councillor Becker, **SECONDED** by Mayor MacLean, THAT the Minutes of the Council in Committee Meeting held on April 27, 2010, be adopted.

CARRIED.

C. DELEGATIONS AND PRESENTATIONS

There were no items received for this Meeting.

D. REPORTS**1. Remedial Action Procedure – 12064 Chestnut Crescent.
(4020-20/12064 Chestnut Crescent)**

- A. **MOVED** by Councillor Bell, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council receive the report dated May 4, 2010 from the Director of Operations and Development Services.

CARRIED.

The Director of Operations and Development Services noted that the property owner of 12064 Chestnut Crescent does not want to demolish the building because he is in a legal disagreement with his insurance company; he feels they should pay for the demolition. However, staff is recommending that demolition of the structure and removal of the building material proceed. It has been ten months since the fire occurred, the structure is dilapidated and in an unsafe condition and there has been a negative effect on the neighbouring property owners.

Although the City is only obligated to notify the property owner, it was agreed that the bank would be advised regarding the 30-day notice of demolition.

- B. **MOVED** by Councillor O'Connell, **SECONDED** by Councillor Miyashita, THAT the Committee recommends THAT Council adopt the following Resolutions:

1. THAT Council hereby considers that the dwelling located on the Property is in a hazardous condition, within the meaning of Section 73(2)(b) of the *Community Charter* in that it contravenes the building regulations for British Columbia and the City of Pitt Meadows Building Bylaw No. 2131, 2003 (the Building Bylaw).
2. THAT Council hereby considers that the dwelling on the Property is in and creates an unsafe condition within the meaning of Section 73(2)(a) of the *Community Charter*, as a result of the dwelling being insecure on numerous occasions over the past nine months, the building continuing to deteriorate and/or the buildings contravening the Building Bylaw.

1. **Remedial Action Procedure – 12064 Chestnut Crescent Cont'd.**
(4020-20/12064 Chestnut Crescent)

3. THAT Council hereby declares that the dwelling on the Property is a nuisance, within the meaning of Section 74(2) of the *Community Charter*, as Council considers the dwelling on the Property to be so dilapidated and unclean as to be offensive to the community.
4. THAT Council hereby declares that the dwelling on the Property is a nuisance, within the meaning of Section 74(2) of the *Community Charter*, as Council has received community complaints about the unsightliness of the Property.
5. THAT Council hereby requires pursuant to its remedial action powers under Part 3, Division 12 of the *Community Charter* that the Owner:
 - (a) demolish the dwelling on the Property and remove all remnants of the demolished building no later than thirty (30) days after notice of this remedial action requirement under s. 77 of the *Charter* has been sent by the City to the Owner;
 - (b) erect a strongly constructed fence at least 1.5 meters tall around the area where the dwelling was formerly located immediately after the dwelling demolished and removed and maintain the fence until the requirement in s. 5(c) of this resolution has been complied with; and
 - (c) fill in and level any hole created by the removal of the dwelling no later than thirty (30) days after notice of this remedial action requirement under s. 77 of the *Community Charter* has been sent by the City to the Owner.
6. THAT the City advise the Owner that he may request that Council reconsider the Remedial Action Requirement by providing the City written notice within 14 days of the date on which notice under s. 77 of the *Community Charter* was sent and that if any or all of the actions required by the Remedial Action Requirement is not completed by the date specified for compliance, the City may take action in accordance with section 17 of the *Community Charter* and undertake any or all of the actions required by the Remedial Action

CARRIED.

2. Golden Ears Business Park – Fill Application. (4520-08)

The Director of Operations and Development Services said that Onni has requested truck and transfer to fill Phase 2 of the Golden Ears Business Park site, instead of river dredging, which is more costly. However, Council preferred river dredging because of the amount of truck traffic on local roads and the impact on residents.

MOVED by Mayor MacLean, **SECONDED** by Councillor Becker, THAT the item with respect to the Golden Ears Business Park Fill Application be referred to staff to negotiate a community amenity with Onni for Phase 2 and a restriction of truck traffic from 9 am to 5 pm.

DEFEATED.

With Councillors Miyashita, O'Connell and Walters voting in the negative.

A. **MOVED** by Councillor Miyashita, **SECONDED** by Councillor Walters, THAT the Committee recommends THAT Council approve the filling of 19100 Airport Way by truck and transfer subject to the conditions outlined in the Council report dated April 27, 2010 from the Director of Operations and Development Services.

DEFEATED.

With Mayor MacLean and Councillors Becker, Bell and O'Connell voting in the negative.

B. **MOVED** by Councillor O'Connell, **SECONDED** by Mayor MacLean, THAT the Committee recommends THAT Council restrict filling the remainder of 19100 Airport Way to dredged river sand.

Before the motion was put to a vote, it was:

MOVED by Councillor O'Connell, **SECONDED** by Councillor Walters, THAT the main motion be amended by adding, "or allow the developer to arrive at a more beneficial option for the community".

CARRIED.

The question was then called on the main motion, as amended, and it was:

CARRIED.

3. **Bylaw No. 2458, 2010: Solid Waste Collection and Disposal Bylaw and Bylaw No. 2460, 2010: Ticket Information Amendment Bylaw. (3900-02/Solid Waste)**

MOVED by Mayor MacLean, **SECONDED** by Councillor O'Connell, THAT the Committee recommends THAT Council:

- A. Grant First, Second and Third Readings to Solid Waste Collection and Disposal Bylaw No. 2458, 2010; AND
- B. Grant First, Second and Third Readings to Ticket Information Amendment Bylaw No. 2460, 2010.

CARRIED.

4. **Municipal Security Issuing Resolutions. (1750-01)**

The Director of Finance said the resolutions were the last step in order to finalize the borrowing into a long term repayment schedule. The deadline to get the bylaws to the Greater Vancouver Regional District to be included as part of their borrowing is June. This will approve the borrowing processes for the arena acquisition and the civic centre. Mr. Rear noted that Council could lower the repayment terms as part of these resolutions. Once the debentures are issued, the terms are set.

MOVED by Councillor O'Connell, **SECONDED** by Councillor Miyashita, THAT the Committee recommends THAT Council:

- A. Approve borrowing from the Municipal Finance Authority of British Columbia, as part of their fall issue, \$2,175,000 as authorized through City of Pitt Meadows Arena Acquisition Loan Authorization Bylaw No. 2408, 2009 and that the Greater Vancouver Regional District be requested to consent to our borrowing over a 15 year term and include the borrowing in their Security Issuing Bylaw; AND
- B. Approve borrowing from the Municipal Finance Authority of British Columbia, as part of their fall issue, \$2,600,000 as authorized through City of Pitt Meadows Civic Centre Loan Authorization Bylaw No. 2368, 2008 and that the Greater Vancouver Regional District be requested to consent to our borrowing over a 25 year term and include the borrowing in their Security Issuing Bylaw.

CARRIED.

5. Council/Staff Liaison Policy. (01-0530-01)

Council members discussed the Maple Ridge Council/Staff Liaison Policy and provided the following with respect to the Pitt Meadows policy: (1) obtain a legal opinion (prior to June 8) on Council liaisons sitting as Directors of organizations where there is a fiduciary responsibility; (2) set out clear parameters on voting obligations; (3) guidelines for volunteering on committees; and (4) include an organizational chart listing the various outside bodies and the roles of the Council appointee for each.

MOVED by Councillor Miyashita, **SECONDED** by Councillor O'Connell, THAT the Committee recommends THAT Council:

- A. Provide staff with feedback on the Maple Ridge Council/Staff Liaison Policy, as noted in the Council in Committee Minutes dated May 11, 2010; AND
- B. Refer the Maple Ridge Policy to staff to prepare a Pitt Meadows Council/Staff Liaison Policy as a result of the input provided by Council.

CARRIED.

6. Strategic Planning Workshop Follow-Up.

This item was deleted from the Agenda as per a motion of Council under Section A.

E. COMMITTEE ROUND TABLE

Adopt a Living Wage Policy (Councillor Bell) – no policy to be adopted at this time.

Removal of Barge – (Councillor Bell) – staff to include the item, with the documentation circulated at today's Council in Committee meeting, on a future Council in Committee agenda. Ms. Grout advised that a group of citizens is willing to provide equipment to raise the barge, but the question remains as to what will be done with it after that. Ms. Grout to arrange a meeting with Randy Kamp, MP.

Communication re the Quarry (Councillor Becker) – Ms. Grout still working with the Ministry.

Wheels in Motion Event on June 13 at Spirit Square (Councillor Miyashita) – need to raise \$1,000 to participate.

Theatre Opening in Pitt Meadows at Meadowvale (Councillor O'Connell) – international and second run movies.

Friends in Need Food Bank Luncheon at Grace Church on June 19 (Councillor O'Connell) - \$5/person; encouraged people to attend in order to support the Food Bank.

Pitt Meadows Community Foundation Gala on May 20 (Councillor Walters) – felt the City should purchase a table. Ms. Wilson to send out a meeting invitation to Council members.

Joint Police Meeting (Councillor Walters) – the current CPO office is very cramped – in need of more space; potential for current library space once vacated.

Fires at Hoffmann Park (Councillor Walters) – Parks needs to keep on top of clearing.

Tour of Guildford District Community Police Office (J. Rudolph) – offered to arrange a similar tour for Council members.

F. ADJOURNMENT

MOVED by Councillor O'Connell, **SECONDED** by Councillor Miyashita, THAT this meeting now be adjourned at 8:00 p.m.

CARRIED.

Chair

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