



Alberni-Clayoquot Regional District

Alberni Valley Committee Meeting

Minutes

Wednesday, July 8, 2009

Regional District Board Room

Present: Chairperson: Glenn Wong, Directors: Hira Chopra, Penny Cote, Patty Edwards, Mike Kokura, Alternate Director: Ike Patterson.

Staff: Don Anderson, Acting Manager of Environmental Services, Brenda Fortais, Recycling Coordinator, Tom Gowan, Finance Manager, Mike Irg, Manager of Planning and Development, Wendy Thomson, Deputy Corporate Secretary.

1. The meeting was called to order at 8:42 a.m.

Minutes

2. Moved by M. Kokura, seconded by P. Edwards, "That the minutes from the Alberni Valley Committee Meeting held on May 20, 2009 be adopted as circulated."

"Carried"

Administration

3. Administrative Memo regarding Lease Rates for the Alberni Valley Airport (referred from the June 24, 2009 Committee-of-the-Whole Meeting).
Mr. Anderson provided an overview of his report and circulated copies of a market lease rate appraisal conducted by PCAG Property Advisors. He noted that the price of \$0.13 per square foot is for unserviced lots. Discussions ensued. The Chairperson expressed concern that the Regional District doesn't have an overall plan or vision for the Airport.
4. Mr. Anderson provided an update on current leases and proposed leases at the Airport. He reported that the AV Soaring Association is currently operating on site without a lease and the AV Drag Racing Association is storing non-related airport equipment on 4 lots without a lease. Mr. Anderson advised that he is working on leases with these groups. Discussions ensued regarding having authority to lease space at the Airport for non-airport related uses. Mr. Anderson will investigate. Director Cote expressed concern with leasing space on the Airport site with equipment such as benches, tires, etc. She said the Airport could be an economic driver down the road and she doesn't want them taking up prime space at the Airport. She suggested that space across the road would be a better location. Staff to investigate this option. It was agreed to enter into a short term lease with the Drag Racing Association until a new location is arranged.

5. Moved by M. Kokura, seconded by H. Chopra, "That lease holders at the Alberni Valley Airport be invited to the next Alberni Valley Committee meeting, possibly held at the Airport."

"Carried"

6. Moved by P. Edwards, seconded by P. Cote, "That the Alberni Valley Committee recommend that the Board of Directors set the rates for the lease lots at the Alberni Valley Airport at \$0.13 per square foot as per PCAG Property Advisor's investigations and analysis, and that the Board enter into the following lease agreements at the Alberni Valley Airport:

- a. Vancouver Island Soaring Centre - 10,000 sq. ft. lot. for a three year term, less one day;
- b. Alberni Valley Soaring Association - 10,000 sq. ft. lot for a three year term, less one day;
- c. A. V. Drag Racing Association for (4) - 10,000 sq. ft. lots for a one to two year term."

"Carried"

7. Administrative Memo regarding BC Transit Service in the Alberni Valley (Handi-Dart). Director Cote expressed concerns with the lack of HandiDart Service to the Sproat Lake area. She advised Directors that her area wants out of this service. The number of users from her area is very low versus what they pay for the service. Director Cote would like to talk to BC Transit to re-negotiate the service to Sproat Lake. She wants better service for the amount of money they pay. There was discussion regarding areas withdrawing from the HandiDart service. Staff will investigate and come back with information on areas withdrawing from the service.

8. Moved by P. Cote, seconded by M. Kokura, "That staff be instructed to contact BC Transit and Diversified Transit requesting they investigate and come back with options for the HandiDart Service to the Sproat Lake area."

"Carried"

Reports & Updates

9. Mr. Anderson provided an update on recycling in the Alberni Valley. He reported that things are moving along quite well and the issues with the 4th Avenue site have been addressed. Ms. Fortais, Recycling Coordinator reported on educational plans for recycling . She said there needs to be more education on soft plastics. Ms. Foratis will be going into the schools in September. Information sessions are being planned for Beaver Creek and meetings with community clubs, such as the Sunshine Club. Staff answered questions from Directors.

10. Moved by M. Kokura, seconded by P. Edwards, "That this meeting now stand adjourned."

"Carried"

11. The meeting adjourned at 10:00 a.m.

Certified Correct:

Glenn Wong,
Chairperson

Wendy Thomson,
Deputy Corporate Secretary