



## MINUTES

### FINANCE AND AUDIT COMMITTEE MEETING

Wednesday, March 19, 2025, 9:00 A.M.  
Shaw Auditorium, Vancouver Island Conference Centre  
80 Commercial Street, Nanaimo, BC

- Members: Mayor L. Krog, Chair  
Councillor H. Eastmure  
Councillor B. Geselbracht  
Councillor P. Manly\*  
Councillor J. Perrino\*
- Absent: Councillor S. Armstrong  
Councillor T. Brown  
Councillor E. Hemmens  
Councillor I. Thorpe
- Staff: D. Lindsay, Chief Administrative Officer  
B. Sims, General Manager, Engineering and Public Works  
W. Fulla, Director, Finance  
D. Osborne, Director, Parks, Recreation and Culture  
N. Vracar, Deputy Corporate Officer  
M. Bryson, Deputy Director, Civic Facilities  
C. Davis, Deputy Director, Parks and Natural Areas  
D. Bailey, Manager, Accounting Services  
J. Rushton, Manager, Supply Chain Management  
M. Pearson, Legislative Communications Clerk  
A. Chanakos, Recording Secretary

#### 1. CALL THE MEETING TO ORDER:

The Finance and Audit Committee Meeting was called to order at 9:00 a.m.

\* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

**2. INTRODUCTION OF LATE ITEMS:**

- (a) Remove Agenda Item 5(a) 2026 – 2030 Project Plan.
- (b) Reorder Agenda Item 7(d) Loudon Park Improvements to become Agenda Item 7(b) and reorder subsequent Agenda Items.
- (c) Agenda Item 7(b) Loudon Park Improvements – Add the following delegations:
  - Art Prufer
  - Lana Fitzpatrick, Wellington Action Committee
  - Jennifer McKenzie
  - Sharon Preston
  - Jessica Kaman
  - Kerwood Agar

**3. ADOPTION OF AGENDA:**

It was moved and seconded that the agenda, as amended, be adopted. The motion carried unanimously.

**4. ADOPTION OF MINUTES:**

It was moved and seconded that the minutes of the Finance and Audit Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Wednesday, 2025-FEB-19, at 9:00 a.m., be adopted as circulated. The motion carried unanimously.

**5. REPORTS:**

- (a) 2024 Surplus Allocation

Wendy Fulla, Director, Finance, provided an overview of the report in the agenda package.

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It was moved and seconded that the Finance and Audit Committee recommend that Council approve the allocation of the 2024 operating surplus as follows:

**1. General Fund**

a.	RCMP Contract Reserve	1,411,438
b.	General Financial Stability Reserve	1,094,545
c.	Special Initiatives Reserve	<u>5,290,000</u>
		<u>\$7,795,983</u>

**2. Sewer Fund**

a.	Sewer Reserve	<u>\$342,240</u>
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The motion carried unanimously.

(b) Loudon Park Improvements

Darcie Osborne, Director, Parks, Recreation and Culture, provided an overview of the report in the agenda package.

Delegations:

1. Ashley Rowe, via Zoom, provided an on-screen presentation and advised the following:
  - Nanaimo Canoe and Kayak Club (NCKC) hosts many sporting events, promoting sports tourism in Nanaimo
  - Long Lake is in a central location and is the ideal size for racing
  - There is a lack of indoor training space for athletes
  - Currently, boating equipment is stored outside and is susceptible to vandalism and theft

Committee discussion took place. Highlights included:

- In 2024, over 1,300 participants registered with NCKC through open houses, interactive booths and Parks, Recreation and Culture programming
- Long Lake permits the required safety powerboat for racing, whereas Westwood Lake is not large enough and does not permit powerboats
- Parking is a challenge; however, a partnership is in place to allow NCKC to use the nearby real estate office's parking lot on weekends

2. Kiersten Mort, Nanaimo Rowing Club, provided an on-screen presentation advising the following:
  - The current boathouse does not provide adequate room to work on boats
  - The outdoor boat storage area exposes boats to the elements, is over capacity, and the racks are rusted and unsteady
  - The boat docks are slippery and in disrepair
  - The washrooms are not easily accessible from the parking lot, only two stalls are provided, and no hot water is available for showers
3. Emmy Diggins discussed the current state of Loudon Park and expressed concern that the park looks uninviting and therefore does not feel safe.
4. Nolan Messer noted the lack of indoor training space, heat and equipment storage in the building which are deterrents to potential new rowers.
5. Kate Rutherford, Long Lake Flatwater Training Centre Society, provided an on-screen presentation and discussed the current state of Loudon Park, the need to make it more welcoming and functional, and the previous engagement and public consultation that has taken place in recent years. The speaker noted that in 2023 the Nanaimo Rotary Club withdrew from a memorandum of understanding it had signed with the City and which would have provided partial funding for the project due to the project taking too long to advance.
6. Art Prufer provided an on-screen presentation and discussed the limited capacity of the current fishing dock for radio sailing and noted that a new facility could provide opportunities to host championship radio sailing regattas.
7. Lana Fitzpatrick, Wellington Action Committee, provided an on-screen presentation and discussed the past and present concept drawings for the proposed boathouse, improvement projects and the possibility of the City purchasing more land to expand the park or to provide an alternate site for the proposed boathouse.
8. Jennifer McKenzie noted concerns regarding feeling unsafe at Loudon Park and the need to make the park more welcoming.

9. Sharon Preston, Wellington Action Committee, noted concerns regarding the loss of green space and mature fir trees with Option 1 outlined in the Staff Report and expressed support for Option 2 which offers a more balanced use of the space for different park users.
10. Jessica Kaman spoke in support of a new clubhouse and boat storage; however, they expressed concern regarding the loss of green space and trees with Option 1, the need to protect the general public's access to the park, the lack of sidewalks in the area and the lack of parking upgrades in the proposed plans. They also expressed support for the City acquiring the property adjacent to Loudon Park to increase the available parkland.
11. Kerwood Agar expressed concern regarding the size and placement of the proposed boathouse in Option 1 and the resulting loss of green space and shade trees. They noted the current design does not reflect the interest of all park users.

Committee and Staff discussion took place. Highlights included:

- Staff attempted to reduce the costs in Option 1; however, the proposed alterations resulted in a nominal cost reduction
- Consideration to either include a new float dock and signage in Option 2, or complete the float dock as a capital project separate from the Loudon Park improvements
- Concern with the removal of half the mature trees in the park and the loss of green space in favour of a building
- The float dock should be completed as a capital project, separate from the Loudon Park improvements
- Support for expansion of Loudon Park
- Interest in seeing additional designs for the proposed Concept D identified by the delegations. The Concept D plans originated in 2010 and were created by user groups. Staff determined the design would require extensive watercourse setback variances that would not have been likely to be supported so the design was removed from consideration. The current design options remove the building from the watercourse setback area

It was moved and seconded that the Finance and Audit Committee recommend that Council direct Staff to increase the budget by \$1,876,373 funded from the Special Initiatives Reserve and further explore alternate designs for Loudon Park Improvements. The motion was defeated.

Opposed: *Mayor Krog, Councillors Eastmure, Manly and Perrino*

It was moved and seconded that the Finance and Audit Committee recommend that Council direct Staff to increase the budget by \$1,876,373 funded from the Special Initiatives Reserve to proceed with the alternate design for the Loudon Park improvements, as outlined in the report titled "Loudon Park Improvements", dated 2025-MAR-19. The motion carried.

Opposed: *Mayor Krog*

The Finance and Audit Committee recessed the meeting at 10:57 a.m.

The Finance and Audit Committee reconvened the meeting at 11:08 a.m.

(c) 2024 Budget Carryforwards

W. Fulla, Director, Finance, provided an overview of the report in the agenda package.

(d) Retaliatory Tariffs Between Canada and the United States

W. Fulla, Director, Finance, provided an overview of the report in the agenda package.

Committee and Staff discussion took place. Highlights included:

- Supply Chain Management focusses on ensuring required products are sustainable and leaving the competition open. Sourcing Canadian products would be ideal; however, the goal is to obtain the best value for City taxpayers
- The City operates under the New West Partnership Trade Agreement and has a lower threshold for single-source purchases compared to provinces like Ontario
- When sourcing products, the goal remains to provide best value and the City must adhere to existing trade agreements; however, in many cases that does translate to sourcing local products

**6. QUESTION PERIOD:**

The Committee received no questions from the public regarding agenda items.

**7. ADJOURNMENT:**

It was moved and seconded at 11:22 p.m. that the meeting adjourn. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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DEPUTY CORPORATE OFFICER