



Committee of the Whole – 2026-2027 Capital Budget Meeting Minutes

Monday, November 24, 2025, 5:04 p.m.

S.H. Blake Memorial Auditorium

Present:

- Mayor Ken Boshcoff
- Councillor Rajni Agarwal
- Councillor Albert Aiello
- Councillor Mark Bentz
- Councillor Shelby Ch'ng
- Councillor Kasey Etreni
- Councillor Andrew Foulds
- Councillor Brian Hamilton
- Councillor Greg Johnsen
- Councillor Kristen Oliver
- Councillor Dominic Pasqualino
- Councillor Michael Zussino

Officials:

- Krista Power, Director - Legislative Services & City Clerk
- John Collin, City Manager
- Kayla Dixon, Commissioner - Infrastructure & Operations
- Keri Greaves, Commissioner - Corporate Services & City Treasurer
- Kerri Marshall, Commissioner - Growth
- Kelly Robertson, Commissioner - Community Services
- Cynthia Olsen, Director - Strategy & Engagement
- Kerri Bernardi, Acting Director - Human Resources
- Joel DePeuter, Director-Development Services
- Matthew Miedema, Director-Engineering
- Andrea Morrison, Director-Finance
- Leah Prentice, Director-Recreation & Culture
- Michelle Warywoda, Director-Environment
- David Paxton, Chief of Fire
- Dave Tarini, Deputy Chief of Fire

Jeremy Pearson, Deputy Chief of Police
Tom Kane, Director-Finance, Facilities & Fleet – Thunder Bay
Police Service
Cory Halvorsen, Manager- Parks & Open Spaces
Brad Loroff, Manager-Transit
Ian Spoljarich, Manager-Roads
Jason Sherband, Manager- Solid Waste & Recycling Services
Kelvin Jankowski, Manager – Capital Facilities Construction
Jonathan Paske, Supervisor- Parking Authority
Barry Caland, Supervisor-Environmental Services-Pioneer Ridge
Sean Malcolm, Supervisor-Equipment-Transit Services
Amy Coomes, Project Lead-Asset Management
Katie Piché, Council & Committee Clerk

1. Open Session in the S.H. Blake Memorial Auditorium

Chair: Councillor Mark Bentz

2. Land Acknowledgement

Councillor Andrew Foulds provided a land acknowledgement.

3. Disclosures of Interest

4. Confirmation of Agenda

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to the November 24, 2025 Committee of the Whole - Budget meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

5. Reports of Municipal Officers

5.1 Proposed 2026-2027 Capital Budget

Report 336-2025-Corporate Services-Finance recommending that the proposed 2026-2027 Capital Budget be approved as outlined in this Report.

Committee of the Whole-2026-2027 Capital Budget –
November 24, 2025

MOVED BY: Councillor Shelby Ch'ng
SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Report 336-2025-Corporate Services-Finance, we recommend that the proposed 2026-2027 Capital Budget be approved as outlined in this Report;

AND THAT the 2026 Capital Budget of \$159,997,300 as outlined in this Report be financed as follows:

Capital Financed by the Tax Levy\$ 23,043,400
Debenture (Regular Tax-Supported)\$ 7,648,600
Debenture (Special Tax-Supported)\$ 20,550,000
Debenture (Waterworks)\$ 4,600,000
Debenture (Wastewater)\$ 9,000,000
Internal Loan (Parking)\$ 111,900
Grants\$ 56,160,300
Developer Contributions\$ 1,030,000
Tax-Supported Reserve and Reserve Funds\$ 11,729,000
Land Development Account\$ 1,636,000
Waterworks Reserve Fund\$ 12,650,000
Wastewater Reserve Fund\$ 9,112,500
Solid Waste – Landfill Reserve Fund\$ 2,663,800
Boater Services Capital Reserve Fund\$ 61,800

AND THAT the 2027 Capital Budget of \$148,044,700 as outlined in this Report be financed as follows:

Capital Financed by the Tax Levy\$ 24,505,000
Debenture (Regular Tax-Supported)\$ 7,648,600
Debenture (Special Tax-Supported)\$ 10,550,000
Debenture (Waterworks)\$ 4,600,000
Debenture (Wastewater)\$ 3,248,900
Debenture (Boater Services)\$ 250,000

Internal Loan (Parking)\$ 1,156,500

Grants\$ 48,620,300

Tax-Supported Reserve and Reserve Funds\$ 10,767,100

Waterworks Reserve Fund\$ 20,740,400

Wastewater Reserve Fund\$ 12,083,200

Solid Waste – Landfill Reserve Fund\$ 3,270,000

Boater Services Capital Reserve Fund\$ 404,700

Parking Reserve Fund\$ 200,000

AND THAT any necessary by-laws be presented to City Council for ratification.

5.2 Amendment to Budget - Rural Trunk Ditching

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Rajni Agarwal

WITH RESPECT to Report 336-2025-Corporate Services-Finance-2026-2027 Proposed Capital Budget we recommend that the Rural Trunk Ditching allocation be increased by \$40,000 in each year for a revised total of \$170,000 in 2026 and 2027 to address identified drainage deficiencies along rural road corridors;

AND THAT this increase be financed by the tax levy.

LOST

5.3 Referral - Amendment to Budget - Rural Trunk Ditching

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Albert Aiello

WITH RESPECT to Report 336-2025-Corporate Services-Finance, we recommend that the Amendment to Budget- Rural Trunk Ditching be referred back to Administration for further information relating to Rural Trunk Ditching projects and current carry forward costs;

AND THAT Administration report back at the December 2, 2025 City Council Budget Ratification meeting.

LOST

5.4 Recess

At 7:48 p.m., Committee of the Whole-Special Session-2026-2027 Capital Budget recessed until 8:00 p.m.

5.5 Proposed 2026-2027 Capital Budget

MOVED BY: Councillor Shelby Ch'ng

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Report 336-2025-Corporate Services-Finance, we recommend that the proposed 2026-2027 Capital Budget be approved as outlined in this Report;

AND THAT the 2026 Capital Budget of \$159,997,300 as outlined in this Report be financed as follows:

Capital Financed by the Tax Levy\$ 23,043,400

Debenture (Regular Tax-Supported)\$ 7,648,600

Debenture (Special Tax-Supported)\$ 20,550,000

Debenture (Waterworks)\$ 4,600,000

Debenture (Wastewater)\$ 9,000,000

Internal Loan (Parking)\$ 111,900

Grants\$ 56,160,300

Developer Contributions\$ 1,030,000

Tax-Supported Reserve and Reserve Funds\$ 11,729,000

Land Development Account\$ 1,636,000

Waterworks Reserve Fund\$ 12,650,000

Wastewater Reserve Fund\$ 9,112,500

Solid Waste – Landfill Reserve Fund\$ 2,663,800

Boater Services Capital Reserve Fund\$ 61,800

AND THAT the 2027 Capital Budget of \$148,044,700 as outlined in this Report be financed as follows:

Capital Financed by the Tax Levy\$ 24,505,000

Debenture (Regular Tax-Supported)\$ 7,648,600

Debenture (Special Tax-Supported)\$ 10,550,000

Debenture (Waterworks)\$ 4,600,000

Debenture (Wastewater)\$ 3,248,900

Debenture (Boater Services)\$ 250,000

Internal Loan (Parking)\$ 1,156,500

Grants\$ 48,620,300

Tax-Supported Reserve and Reserve Funds\$ 10,767,100

Waterworks Reserve Fund\$ 20,740,400

Wastewater Reserve Fund\$ 12,083,200

Solid Waste – Landfill Reserve Fund\$ 3,270,000

Boater Services Capital Reserve Fund\$ 404,700

Parking Reserve Fund\$ 200,000

AND THAT any necessary by-laws be presented to City Council for ratification.

CARRIED

6. New Business

6.1 Establishment of Special Meetings

Memorandum from Jeff Walters-Manager-Legislative Services and Deputy City Clerk dated November 20, 2025, containing a recommendation that a Special Growth Standing Committee meeting be scheduled on Monday, December 1, 2025 at 4:30 p.m.

The following resolution will be presented for Committee's consideration:

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Michael Zussino

THAT a Special City Council meeting be scheduled immediately following the November 24, 2025 Special Committee of the Whole-Budget in order to ratify Committee of the Whole-Closed Session Meeting Minutes from November 12, 2025;

AND THAT that with respect to the Memorandum from Deputy City Clerk Jeff Walters dated November 20, 2025, that a Special Growth Standing Committee meeting be scheduled on Monday, December 1, 2025 at 4:30 p.m;

AND THAT a Committee of the Whole – Closed Session meeting be scheduled for Tuesday, December 16, 2025 at 6:00 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board,

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

AND THAT a Special City Council meeting be scheduled immediately following the Tuesday, December 16, 2025 Committee of the Whole – Closed Session in order to ratify any necessary items arising from the Closed Session Meeting;

AND THAT any necessary by-laws be presented to City Council for ratification.

CARRIED

7. Adjournment

The meeting adjourned at 9:43 p.m.