



Committee of the Whole Meeting Minutes

Monday, December 4, 2023, 5:30 p.m.
S.H. Blake Memorial Auditorium

1. Special Session

Chair: Councillor Andrew Foulds

Present:

- Councillor Albert Aiello
- Councillor Shelby Ch'ng
- Councillor Andrew Foulds
- Councillor Brian Hamilton
- Councillor Greg Johnsen
- Councillor Dominic Pasqualino
- Councillor Michael Zussino

Officials:

- Dana Earle, Deputy City Clerk
- Norm Gale, City Manager
- Cynthia Cline, Acting City Solicitor
- Keri Greaves, City Treasurer
- Karen Lewis, General Manager - Corporate Services
- Kelly Robertson, General Manager - Community Services

1.1 Establishment of Closed Session - Monday, December 4, 2023

At the November 27, 2023 Committee of the Whole meeting the following resolution was passed to establish a Committee of the Whole - Closed Session meeting on Monday, December 4, 2023 at 6:00 pm:

MOVED BY: Councillor Greg Johnsen
SECONDED BY: Councillor Trevor Giertuga

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, December 4, 2023 at 6:00 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; 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.

Amendment – Establishment of Closed Session – Monday, December 4, 2023

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Michael Zussino

THAT the resolution relative to the Establishment of the Committee of the Whole – Closed Session meeting scheduled for Monday, December 4, 2023 passed at the Monday, November 27, 2023 Committee of the Whole meeting, be amended to change the start time to 5:30 p.m.;

AND THAT the following reasons to Establish a Closed Session meeting be added:

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

(h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;

CARRIED

Amended – Establishment of Closed Session – Monday, December 4, 2023

MOVED BY: Councillor Greg Johnsen
SECONDED BY: Councillor Trevor Giertuga

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, December 4, 2023 at 5:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;
- (i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; 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.

CARRIED

2. Closed Session
McNaughton Room 5:31 pm

Chair: Councillor Andrew Foulds

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

Officials: Dana Earle, Deputy City Clerk
Norm Gale, City Manager
Cynthia Cline, Acting City Solicitor
Keri Greaves, City Treasurer
Karen Lewis, General Manager - Corporate Services
Kelly Robertson, General Manager - Community Services

2.1 Disclosures of Interest

None.

2.2 Reports of Municipal Officers

2.2.1 Administrative Matter (2024 Ontario Winter Games)

Report 2023CLS.046 (Community Services - Recreation & Culture) relative to the above noted was distributed to Members of Council, City Manager, City Solicitor, City Treasurer and General Manager - Community Services only.

Confidential Memorandum dated December 4, 2023 from Leah Prentice, Director - Recreation and Culture was distributed separately to Members of Council, City Manager, City Solicitor, City Treasurer and General Manager - Community Services only on December 4, 2023.

Leah Prentice, Director - Recreation & Culture, Paul Burke, Supervisor - Sport & Community Development and Matthew Lawrence, Ontario Winter Games Coordinator entered the meeting room.

Leah Prentice provided an overview relative to the above noted.

Keri Greaves, City Treasurer, provided an overview relative to the above noted.

Leah Prentice responded to questions.

Keri Greaves responded to questions.

Matthew Lawrence responded to questions.

Paul Burke responded to questions.

It was the consensus of Committee that Administration proceed as directed.

The Deputy City Clerk advised that the recommendation relative to the Confidential Memorandum dated December 4, 2023 from Leah Prentice, Director - Recreation & Culture would be presented at the Committee of the Whole meeting to be held later in the evening.

3. Open Session (Operations)

S.H. Blake Memorial Auditorium 6:51 pm

Chair: Councillor Albert Aiello

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:

Dana Earle, Deputy City Clerk
Norm Gale, City Manager
Cynthia Cline, Acting City Solicitor
Kerri Marshall, General Manager - Infrastructure, Development & Operations
Karen Lewis, General Manager - Corporate Services
Kelly Robertson, General Manager - Community Services
Joel DePeuter, Director – Development Services
Kayla Dixon, Director - Engineering
Cory Halvorsen, Manager – Parks & Open Spaces
Deanna Walker, Manager – Realty Services
Werner Schwar, Supervisor – Parks & Open Space Planning
Flo-Ann Track, Council & Committee Clerk

4. Disclosures of Interest

None.

5. Confirmation of Agenda

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the December 4, 2023 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

6. Deputations

6.1 The Friends of Chippewa Park - Save Our Carousel Committee Update

Correspondence from Iain Angus, The Friends of Chippewa Park dated October 28, 2023 requesting an opportunity to provide a deputation relative to the above noted.

Iain Angus, Treasurer, Cathy Sawicki, Secretary - The Friends of Chippewa Park and Donna Gilhooly, Co-Chair - Save our Carousel Committee appeared before Committee, provided a deputation relative to the above noted, and responded to questions.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Councillor Andrew Foulds

WITH RESPECT to the Deputation from The Friends of Chippewa Park on December 4, 2023, we recommend that the request for improvements to City Road and Sandy Beach Road be referred to Administration to review potential alternate resurfacing options;

AND THAT Administration report back on or before January 22, 2024;

AND THAT Administration review potential funding sources including the CEDC Municipal Accommodation Tax for 2024;

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

CARRIED

7. Items Arising from Closed Session

7.1 Administrative Matter (2024 Ontario Winter Games)

Report 2023CLS.046 (Community Services) was previously presented in Closed Session held earlier in the evening.

Confidential Memorandum dated December 4, 2023 from Leah Prentice, Director - Recreation & Culture relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Kasey Etrene

WITH RESPECT to the Confidential Memorandum from Leah Prentice, Director – Recreation & Culture dated December 4, 2023 we recommend that Administration proceed as directed in Closed Session.

CARRIED

8. Reports of Committees, Boards and Outside Agencies

8.1 EarthCare Advisory Committee

The Minutes of Meeting 06-2023 of the EarthCare Advisory Committee held on October 18, 2023, for information.

9. Reports of Municipal Officers

9.1 Eye on the Street Annual Report

Report 327-2023 Infrastructure, Development & Operations - Central Support providing an update relative to the above noted, for information.

9.2 Municipal Mechanisms for Cost Recovery Progress Update

At the May 1, 2023 Committee of the Whole meeting, Administration was directed to provide an update on potential municipal mechanisms available to recover the costs of services.

Report 361-2023 Infrastructure, Development & Operations - Engineering & Operations providing a progress update relative to the above noted and a recommendation for Council's consideration.

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to Report 321-2023 Infrastructure, Development & Operations – Engineering & Operations, we recommended that item 2023-101-INO–Strong Towns Principle 1 - Financial Solvency be removed from the outstanding list for Operations;

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

CARRIED

9.3 Pickleball in the South-Side of the City Feasibility Report

Report 363-2023 Infrastructure, Development & Operations-Engineering & Operations providing information and a recommendation relative to the above noted for Council's consideration.

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 363-2023-Infrastructure, Development & Operations-Engineering & Operations, we recommend that Administration move forward with further detailed planning of a dedicated outdoor Pickleball Facility at Northwood Playfield Park for inclusion into a future Parks & Open Spaces Capital budget;

AND THAT Administration support the Thunder Bay Pickleball Club in applications to external funding agencies;

AND THAT Item 2023-002-CS Thunder Bay Pickleball Club be removed from the outstanding list;

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

Amendment - Pickleball in the South-Side of the City Feasibility Report

MOVED BY: Councillor Greg Johnsen
SECONDED BY: Councillor Andrew Foulds

THAT the following be added after paragraph 3:

AND THAT Administration investigate potential synergies in outdoor facilities at Chapples by working with the Thunder Bay Community Tennis Centre and the Thunder Bay Pickleball Association;

AND THAT Administration report back on or before January 22, 2024.

LOST

Pickleball in the South-Side of the City Feasibility Report

MOVED BY: Councillor Andrew Foulds
SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 363-2023-Infrastructure, Development & Operations-Engineering & Operations, we recommend that Administration move forward with further detailed planning of a dedicated outdoor Pickleball Facility at Northwood Playfield Park for inclusion into a future Parks & Open Spaces Capital budget;

AND THAT Administration support the Thunder Bay Pickleball Club in applications to external funding agencies;

AND THAT Item 2023-002-CS Thunder Bay Pickleball Club be removed from the outstanding list;

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

CARRIED

9.4 Contract 5 - Asphalt Rehabilitation & Storm Sewer Extension of Contract Value

Report 331-2023 Infrastructure, Development & Operations - Engineering & Operations providing a summary of the additional work and variation in tender quantities relative to the above noted and a recommendation for Council's consideration.

MOVED BY: Councillor Brian Hamilton

SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to Report 331-2023-Infrastructure, Development & Operations-Engineering & Operations, we recommend that an increase in the value of Contract 5, 2022 for Asphalt Rehabilitation and Storm Sewer, awarded to Bay City Contractors, be authorized in the amount of \$93,306.90 (inclusive of HST), bringing the total contract value to \$3,806,378.42 (inclusive of HST);

AND THAT Appropriation No.19-2023 be approved to finance the increased contract value to Contract 5, 2022 for Asphalt Rehabilitation and Storm Sewer;

AND THAT the Mayor and Clerk be authorized to sign all documentation related to this matter;

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

CARRIED

9.5 Contract 7 - Balmoral Reconstruction Stages 3 and 4

Report 330-2023 Infrastructure, Development & Operations - Engineering & Operations providing a summary of the additional work required for the completion of the Balmoral Street reconstruction project, and a recommendation for Council's consideration.

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 330-2023-Infrastructure, Development & Operations-Engineering & Operations, we recommend that an increase in the value of Contract 7, 2022 Balmoral Reconstruction Stages 2 & 3 awarded to Bruno's Contracting Thunder Bay Ltd., be authorized in the amount of \$330,897.05 (inclusive of HST) bringing the total contract value to \$9,297,943.98 (inclusive of HST);

AND THAT Appropriation No. 12-2023 be approved to maximize Investing in Canada Infrastructure Program financing for the project;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to these matters;

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

CARRIED

9.6 River Street Culvert Replacement Project Update

Report 328-2023 Infrastructure, Development & Operations - Engineering & Operations providing a summary of additional costs associated with the above noted project and a recommendation for Council's consideration.

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 328-2023-Infrastructure, Development & Operations-Engineering & Operations, we recommend that Appropriation No. 21-2023 be approved to finance the additional cost for construction and engineering for Contract 18, 2022, River Street Culvert Replacement;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to these matters;

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

CARRIED

9.7 Single Source Contract - Emergency Watermain Lining

Report 368-2023 Infrastructure, Development & Operations - Engineering & Operations providing a recommendation relative to the use of the negotiation method per section 4.09 of the Supply Management By-law 113-2011 for goods and services valued at an amount greater than \$60,000, for Council's consideration.

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Kasey Etreni

WITH RESPECT to Report 368-2023-Infrastructure, Development & Operations-Engineering & Operations, we recommend that the use of the Negotiation Method, pursuant to section 4.09 of the Supply Management By-law 113 – 2011, to purchase watermain rehabilitation services from Main Rehabilitation (2011) Incorporated be approved;

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

CARRIED

10. Petitions and Communications

10.1 Availability of Lands for Potential Surplus and Sale

At the March 20, 2023 Committee of the Whole meeting Administration was directed to bring forward a list of City-owned lands, including parkland available for surplus and sale; to provide recommendations on the top parcels of land that would bring the City the highest financial benefit, and to report back on or before September 18, 2023.

At the September 18, 2023 Committee of the Whole - Closed Session meeting Administration provided Council with an update and was directed to proceed with a series of surplus property reports having first completed the prerequisite surplus process.

Memorandum from Deanna Walker, Manager - Realty Services dated November 8, 2023 providing an update relative to the above noted, for information.

10.2 Tree Production Feasibility Assessment

At the August 9, 2021 Committee of the Whole meeting a resolution was passed directing Administration to prepare a report on the feasibility of building an orchard in the City and growing trees.

At the January 10, 2022 City Council Meeting Administration was directed to review options relating to the issuance of a Request for Information or Expression of Interest to supply regionally grown trees.

On May 14 2022, Administration provided a Memorandum with the results of the EOI.

Memorandum from Cory Halvorsen, Manager - Parks & Open Spaces dated November 1, 2023 providing information and a recommendation relative to the above noted for Council's consideration.

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to the Memorandum from Cory Halvorsen, Manager – Parks and Open Spaces dated November 1, 2023, we recommend that Outstanding List Item 2021-107-INO be removed from the outstanding list;

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

CARRIED

10.3 Outdoor Winter Rink Reductions - 2024 Cost Savings

Memorandum from Cory Halvorsen, Manager - Parks & Open Spaces dated November 6, 2023 providing information and a recommendation relative to the above noted for Council's consideration.

MOVED BY: Councillor Kasey Etreni
SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to the Memorandum from Cory Halvorsen, Manager – Parks & Open Spaces, dated November 20, 2023, we recommend that the Oliver Road Park and Current River Park rink sites be re-classified from Boarded Unsupervised to Community Supervised;

AND THAT a \$4,500 partial rink grant for the Oliver Road Recreation Association be added to the proposed 2024 Community Services operating budget for Council's consideration;

AND THAT a \$4,500 partial rink grant for the Current River Recreation Association be added to the proposed 2024 Community Services operating budget for Council's consideration;

AND THAT the proposed 2024 operating budget for Parks & Opens Spaces be reduced by \$73,000;

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

It was requested that paragraph four be voted on separately.

Paragraphs 1, 2 3 and 5 - Outdoor Winter Rink Reductions - 2024 Cost Savings

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to the Memorandum from Cory Halvorsen, Manager – Parks & Open Spaces, dated November 20, 2023, we recommend that the Oliver Road Park and Current River Park rink sites be re-classified from Boarded Unsupervised to Community Supervised;

AND THAT a \$4,500 partial rink grant for the Oliver Road Recreation Association be added to the proposed 2024 Community Services operating budget for Council's consideration;

AND THAT a \$4,500 partial rink grant for the Current River Recreation Association be added to the proposed 2024 Community Services operating budget for Council's consideration;

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

CARRIED

Paragraph 4 - Outdoor Winter Rink Reductions - 2024 Cost Savings

MOVED BY: Councillor Kasey Etreni

SECONDED BY: Mayor Ken Boshcoff

AND THAT the proposed 2024 operating budget for Parks & Opens Spaces be reduced by \$73,000;

CARRIED

10.4 2023 Asset Management Update

Memorandum from Amy Coomes, Project Manager - Infrastructure, Development & Operations - Engineering and Operations dated November 17, 2023 providing an update of the ongoing work to develop the City of Thunder Bay's Asset Management Plan in compliance with *Ontario Regulation 588/17: Asset Management Planning for Municipal Infrastructure* under the Infrastructure for Jobs and Prosperities Act, 2015, for information.

10.5 Engineering Construction Contract Summary

Memorandum from Kayla Dixon, Director - Engineering dated November 8, 2023 providing an updated Construction Contract Summary listing all projects administered by Engineering from 2001 to 2022 showing the variance between the original contract award price and final contract cost, for information.

10.6 Hiring Additional Staff - Development Services

Memorandum from Councillor Rajni Agarwal dated November 23, 2023 containing a Motion relative to the above noted.

MOVED BY: Councillor Rajni Agarwal
SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to the priority on housing in the city of Thunder Bay, we recommend that 2 temporary positions be created in Development Services for a Housing Accelerator Navigator and Housing Accelerator Coordinator;
AND THAT these positions be temporary in nature and conclude on or before the end of 2026;

AND THAT up to \$200,000 be allocated annually for these positions from the Land Development Account;

AND THAT the Land Development account be reimbursed if funds are received from the Housing Accelerator Fund or Building Faster Fund;

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

Referral - Hiring Additional Staff - Development Services

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Kasey Etrene

WITH RESPECT to the Memorandum from Councillor Rajni Agarwal dated November 2023, we recommend that the motion be referred to the 2024 Budget for deliberation.

LOST

Hiring Additional Staff - Development Services

MOVED BY: Councillor Rajni Agarwal
SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to the priority on housing in the city of Thunder Bay, we recommend that 2 temporary positions be created in Development Services for a Housing Accelerator Navigator and Housing Accelerator Coordinator; AND THAT these positions be temporary in nature and conclude on or before the end of 2026;

AND THAT up to \$200,000 be allocated annually for these positions from the Land Development Account;

AND THAT the Land Development account be reimbursed if funds are received from the Housing Accelerator Fund or Building Faster Fund;

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

CARRIED

11. Outstanding Items List for Operations as of November 21, 2023

Memorandum from City Clerk Krista Power dated November 21, 2023 relative to the above noted, for information.

12. New Business

12.1 Establishment of Closed Session - Monday, December 11, 2023

The following resolution will be presented to Committee of the Whole for consideration:

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Dominic Pasqualino

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, December 11, 2023 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

(b) personal matters about an identifiable individual, including municipal or local board employees;

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(d) labour relations or employee negotiations;

(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;

(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.

CARRIED

13. Adjournment

The meeting adjourned at 9:25 pm.