



Committee of the Whole Meeting Minutes

Monday, February 12, 2024, 4:30 p.m.

S.H. Blake Memorial Auditorium

1. Open Special Session

Chair: Councillor Andrew Foulds

Present:

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

Officials: Krista Power, City Clerk

1.1 Establishment of Closed Session

At the January 22, 2024 Committee of the Whole meeting the following resolution was passed to establish a Committee of the Whole - Closed Session meeting on Monday, February 12, 2024 at 4:30 p.m.:

Moved: Councillor Andrew Foulds

Seconded: Councillor Rajni Agarwal

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, February 12, 2024, at 5:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

(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

Amendment – Establishment of Closed Session

The following recommendation was presented to Committee of the Whole for consideration.

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Greg Johnsen

THAT the resolution relative to the Establishment of the Committee of the Whole – Closed Session meeting scheduled for Monday, February 12, 2024 passed at the Monday, January 22, 2024 Committee of the Whole meeting, be amended to change the start time to 4:30 p.m.;

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

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

CARRIED

Amended – Establishment of Closed Session

MOVED BY: Councillor Brian Hamilton
SECONDED BY: Councillor Greg Johnsen

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, February 12, 2024, 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

2. Closed Session

Monday, February 12, 2024, 4:31 p.m.
McNaughton Room

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 Trevor Giertuga
- Councillor Brian Hamilton
- Councillor Greg Johnsen
- Councillor Kristen Oliver
- Councillor Dominic Pasqualino
- Councillor Michael Zussino

Officials: Krista Power, City Clerk

3. Disclosures of Interest

Councillor Albert Aiello declared a conflict relative to Human Resources Matter - Report 2024CLS.013 - Memorandum of Settlement - Canadian Union of Public Employees Local 87 as a family member is a member of CUPE 87.

4. Reports of Municipal Officers

4.1 Human Resources Matter - City Manager Recruitment

Memorandum from Director - Human Resources & Corporate Safety Karie Ortgiese dated February 7, 2024, relative to the above noted, was distributed to Members of Council and City Solicitor only.

Director - Human Resources & Corporate Safety Karie Ortgiese, entered the meeting room.

Heather Phelps and Teana Sacchetti, Consultants - Phelps Group entered the meeting via MS Teams.

Karie Ortgiese provided an overview relative to the above noted.

Heather Phelps provided a PowerPoint Presentation relative to the above noted and responded to questions.

Heather Phelps and Teana Sacchetti left the meeting.

Karie Ortgiese provided an overview relative to the City Manager Recruitment Committee.

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

City Clerk Krista Power advised that the recommendation relative to the City Manager Recruitment Committee would be presented at the Committee of the Whole meeting to be held later in the evening.

Deputy City Clerk Dana Earle entered the meeting room.

City Clerk Krista Power left the meeting room.

4.2 Human Resources Matter - Memorandum of Settlement - Canadian Union of Public Employees Local 87

Report 2024CLS.013 (Human Resources & Corporate Safety) relative to the above noted was distributed to Members of Council, City Manager and City Solicitor only.

Councillor Albert Aiello declared a conflict and left the meeting room.

City Manager Norm Gale, Deputy City Solicitor Dawne Latta, Manager - Labour Relations Erin Anderson, Senior Labour Relations Consultant Steve Harkness, General Manager – Infrastructure, Development & Operations Kerri Marshall, and Director - Engineering Kayla Dixon entered the meeting room.

Erin Anderson responded to questions.

Kayla Dixon responded to questions.

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

Deputy City Clerk Dana Earle advised that the recommendation relative to Report 2024CLS.013 (Human Resources & Corporate Safety) would be presented at the Committee of the Whole meeting to be held later in the evening.

Director - Human Resources & Corporate Safety Karie Ortgiese, Erin Anderson, Steve Harkness, and Kayla Dixon left the meeting room.

4.3 Surplus Real Property Declaration

Report 2024CLS.002 (Realty Services), relative to the above noted, was distributed to Members of Council, City Manager, City Solicitor and General Manager - Infrastructure, Development & Operations.

Councillor Albert Aiello, Director - Development Services Joel DePeuter, Manager - Realty Services Deanna Walker and Project Manager Aaron Ward entered the meeting room.

Deanna Walker provided an overview relative to the above noted and responded to questions.

Joel DePeuter responded to questions.

Aaron Ward responded to questions.

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

Deputy City Clerk Dana Earle advised that the recommendation relative to Report 2024CLS.002(Realty Services) would be presented at the Committee of the Whole meeting to be held later in the evening.

4.4 Land Related Matter - Innova Business Park

Report 2024CLS.003 (Realty Services), relative to the above noted, was distributed to Members of Council, City Manager, City Solicitor and General Manager - Infrastructure, Development & Operations only.

Director - Development Services Joel DePeuter responded to questions.

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

Deputy City Clerk Dana Earle advised that the recommendation relative to Report 2024CLS.003 (Realty Services) would be presented at the Committee of the Whole meeting to be held later in the evening.

**5. Open Session (Operations), 6:33 p.m.
S.H. Blake Memorial Auditorium**

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 Trevor Giertuga
Councillor Brian Hamilton
Councillor Greg Johnsen
Councillor Kristen Oliver
Councillor Dominic Pasqualino
Councillor Michael Zussino

Officials: Norm Gale, City Manager
Dana Earle, Deputy City Clerk
Dawne Latta, Deputy City Solicitor
Karen Lewis, General Manager – Corporate Services
Kerri Marshall, General Manager – Infrastructure, Development & Operations
Kelly Robertson, General Manager – Community Services
Joel DePeuter, Director – Development Services
Doug Glena, Manager – Fleet Services
Gary Person, Manager - Compliance and Quality Control - Infrastructure Development & Operations

Shannon Labelle, Planner II – Infrastructure, Development & Operations
Katie Piché, Council & Committee Clerk
Flo-Ann Track, Council & Committee Clerk

6. Disclosures of Interest

Councillor Albert Aiello declared a conflict relative to Human Resources Matter - Report 2024CLS.013 - Memorandum of Settlement - Canadian Union of Public Employees Local 87 as a family member is a member of CUPE 87.

7. Confirmation of Agenda

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the February 12, 2024 Committee of the Whole meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.

CARRIED

8. Items Arising from Closed Session

8.1 Human Resources Matter - City Manager Recruitment

Memorandum from Director - Human Resources & Corporate Safety Karie Ortgiese dated February 7, 2024 relative to the above noted was previously presented in Closed Session held earlier in the evening.

Pending the passage of the resolution at Committee of the Whole meeting, the resolution will be presented for ratification at the City Council meeting to be held later in the evening and will require a two-thirds vote.

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to the Selection Committee for the next City Manager for the City of Thunder Bay, we recommend that the following members of council be appointed;

Mayor Ken Boshcoff, Councillor Rajni Agarwal, Councillor Andrew Foulds, Councillor Albert Aiello and Councillor Kristen Oliver;

AND THAT Administration proceed as directed in Closed Session.

CARRIED

8.2 Human Resources Matter - Memorandum of Settlement - Canadian Union of Public Employees Local 87

Report 2024CLS.013 (Human Resources & Corporate Safety) was previously presented in Closed Session held earlier in the evening.

Councillor Albert Aiello declared a conflict and refrained from discussing or voting on the following resolutions.

At the request of the Chair, Councillor Shelby Ch'ng assumed the Chair during the discussion of this item.

MOVED BY: Councillor Andrew Foulds

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Report 2024CLS.013 (Human Resources & Corporate Safety), we recommend that the Memorandum of Settlement between the Corporation of the City of Thunder Bay and the Canadian Union of Public Employees (CUPE) Local 87 be approved;

AND THAT the Mayor and Clerk be authorized to execute all necessary agreements;

AND THAT the necessary by-law be presented to City Council for ratification.

CARRIED

Councillor Albert Aiello re-assumed the chair.

8.3 Surplus Real Property Declaration

Report 2024CLS.002 (Realty Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to Report 2024CLS.002 (Realty Services), we recommend that the properties described in this Report be declared surplus to the City's requirements pursuant to the City's policies, and be disposed of in accordance with the method set out in this Report;

AND THAT public notice of the proposed disposals be given in the manner set out in this Report;

AND THAT the City's interest in the untravelled street allowance known as Georgina Avenue at Gore Street West (north side) being Part of Georgina Avenue Registered Plan W219 (A108), once closed, be sold on the open market at appraised market value;

AND THAT the City's interest in the vacant property located adjacent to 524 High Street south, being Lots 18, 19 and Lot 20, Plan 8, Block 10, Being Parts 13 & 14 on Reference Plan 55R10141 (C226), be sold on the open market at appraised market value;

AND THAT the City's interest in the vacant property known municipally as 92 Machar Avenue, being Lots 34-36 on Registered Plan 225 (C227), be sold on the open market at appraised market value;

AND THAT the City's interest in the untravelled street allowance known as Bruce Street at Hull Avenue (north side) being Part of Bruce Street, Registered Plan M25 (E98), once closed, be sold on the open market at appraised market value;

AND THAT the City's interest in the untravelled street allowance known as Sydney Street at Carl Avenue (south side), being Part of Sydney Street Registered Plan M37 (F100), once closed, be sold on the open market at appraised market value;

AND THAT the City's interest in the untravelled street allowance known as Windsor Street at Dublin Avenue (north side), being Part of Windsor Street Registered Plan 643 (F101), once closed, be sold on the open market at appraised market value;

AND THAT the City's interest in the untravelled street allowance known as Windsor Street at Dublin Avenue (south side), being Part of Windsor Street Registered Plan 643 (F102), once closed, be sold on the open market at appraised market value;

AND THAT the City's interest in the untravelled street allowance known as Windsor Street at Carl Avenue (north side), being Part of Windsor Street Registered Plan M37 (F103), once closed, be sold on the open market at appraised market value;

AND THAT the City's interest in the untravelled street allowance known as Windsor Street at Strand Avenue (south side), being Part of Windsor Street Registered Plan 643 (F104), once closed, be sold on the open market at appraised market value;

AND THAT the City's interest in the untravelled street allowance known as Walkover Street at Carl Avenue (south side), being Part of Walkover Street Registered Plan M37 (F105), once closed, be sold on the open market at appraised market value;

AND THAT the Director – Development Services be authorized to execute all required documentation in form and content satisfactory to the Director – Development Services and the Manager – Realty Services;

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

CARRIED

8.4 Land Related Matter - Innova Business Park

Report 2024CLS.003 (Realty Services) relative to the above noted was previously presented in Closed Session held earlier in the evening.

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Greg Johnsen

WITH RESPECT to Report 2024CLS.003 (Development Services – Realty Services), we recommend that the City enter into an option to purchase City-owned surplus lands being Lots 22, 23, 24 & 25 within Innova Park, legally described as Part of the N.E. ¼ of Section 54, Township of McIntyre, designated as Parts 22, 23, 24 & 25 on Reference Plan 55R-11368, City of Thunder Bay, District of Thunder Bay, and municipally known as 1249 Innovation Drive (the “**Lands**”) on the terms and conditions recommended in this Report (the “**Option to Purchase**”);

AND THAT the Director - Development Services be authorized to execute all related documents necessary to grant the Option to Purchase, in form and content satisfactory to the Director – Development Services;

AND THAT, should the Option to Purchase be exercised, the City proceed to enter into an agreement of purchase and sale on the terms and conditions recommended in this Report, in form and content satisfactory to the Director – Development Services;

AND THAT, should the Option to Purchase be exercised, the Director – Development Services be authorized to execute all documents necessary to finalize the sale of the Lands on the terms and conditions set out in his Report, in form and content satisfactory to the Director- Development Services;

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

CARRIED

9. Reports of Committees, Boards and Outside Agencies

9.1 EarthCare Advisory Committee

The Minutes of Meeting 7-2023 and 8-2023 of the EarthCare Advisory Committee held on November 15, and December 13, 2023, respectively, for information.

10. Reports of Municipal Officers

10.1 Terms of Reference - Mayor's Task Force on Building More Homes Advisory Committee

Report 015-2024-Infrastructure, Development & Operations-Development Services-Planning Services providing a recommendation relative to the above noted, for Council's consideration.

Correspondence from Stefan Huzan dated February 7, 2024 requesting an opportunity to provide a deputation relative to the above noted was distributed separately on Friday, February 9, 2024.

Correspondence from Stefan Huzan relative to the above noted was distributed separately on Monday, February 12, 2024, for information.

Stefan Huzan - Consultant appeared before Committee, provided a deputation relative to the above noted and responded to questions.

Pending the passage of the resolution at the Committee of the Whole meeting, the resolution will be presented for ratification at the City Council meeting to be held later in the evening and will require a two-thirds vote.

MOVED BY: Councillor Kristen Oliver

SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Report 015-2024 (Infrastructure, Development & Operations – Development Services- Planning Services), we recommend that the Terms of Reference, as appended to this report, for the Mayor's Task Force on Building More Homes Advisory Committee be adopted;

AND THAT the Office of the City Clerk be directed to advertise for the citizen positions on the Mayor's Task Force and report back to Council to complete the formal recruitment and selection of members;

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

Amendment 1 - Terms of Reference - Mayor's Task Force on Building More Homes Advisory Committee

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Andrew Foulds

THAT the Administrative Team as presented in Report 015-2024 (Infrastructure, Development & Operations - Development Services - Planning Services) Attachment A -Terms of Reference for the Mayor's Task Force on Building More Homes Advisory Committee, be amended to include "the Policy Assistant to the Mayor"

CARRIED

Amendment 2 - Terms of Reference - Mayor's Task Force on Building More Homes Advisory Committee

MOVED BY: Mayor Ken Boshcoff
SECONDED BY: Councillor Greg Johnsen

THAT the Advisory Committee Membership, as presented in Report 015-2024 (Infrastructure, Development & Operations - Development Services - Planning Services) Attachment A -Terms of Reference for the Mayor's Task Force on Building More Homes Advisory Committee, be amended to include "and development" as follows:

“Member from the public with working knowledge or research involvement in housing and housing affordability and development.”

CARRIED

Amended - Terms of Reference - Mayor's Task Force on Building More Homes Advisory Committee

MOVED BY: Councillor Kristen Oliver
SECONDED BY: Mayor Ken Boshcoff

WITH RESPECT to Report 015-2024 (Infrastructure, Development & Operations – Development Services- Planning Services), we recommend that the Terms of Reference, as appended to this report, for the Mayor's Task Force on Building More Homes Advisory Committee be adopted as amended;

AND THAT the Office of the City Clerk be directed to advertise for the citizen positions on the Mayor’s Task Force and report back to Council to complete the formal recruitment and selection of members;

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

CARRIED

11. Petitions and Communications

11.1 2023 Management Review Report - DWQMS - City of Thunder Bay Bare Point Water Treatment Plan and Distribution Subsystem

Memorandum from General Manager - Infrastructure, Development & Operations Kerri Marshall dated January 30, 2024 relative to the above noted, for information.

11.2 Request for Deferral - Downtown Fort William Strategic Renewal Plan

Memorandum from Property Agent, Infrastructure, Development & Operations – Realty Services Peder Olsen dated January 19, 2024 providing a recommendation, relative to the above noted, for Council's consideration.

MOVED BY: Councillor Shelby Ch'ng

SECONDED BY: Councillor Kristen Oliver

WITH RESPECT to the Memorandum from Peder Olsen, Property Agent, Infrastructure, Development & Operations – Realty Services, dated January 19, 2024, we recommend that the Outstanding Item 2023-004-Dev Downtown Fort William Strategic Renewal Plan – Implementation Plan be deferred from February 12, 2024, to April 15, 2024.

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

CARRIED

11.3 Tactile Walking Indicators

Memorandum from Mobility Coordinator Darrik Smith dated January 23, 2024 providing a recommendation relative to Outstanding Item 2021-108-INO, for Council's consideration.

MOVED BY: Councillor Greg Johnsen

SECONDED BY: Councillor Brian Hamilton

WITH RESPECT to Outstanding Item 2021-108-INO Tactile Walking Indicators, we recommend the requested report from Administration be deferred to June 2025;

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

CARRIED

11.4 Cement Mortar Lining

Memorandum from Director - Engineering Kayla Dixon dated January 31, 2024, providing a recommendation relative to the above noted, for Council's consideration.

MOVED BY: Mayor Ken Boshcoff

SECONDED BY: Councillor Shelby Ch'ng

WITH RESPECT to the Memorandum from Director Kayla Dixon dated January 31, 2024, we recommend the approval of contract extensions to Main Rehabilitation

(2011) Incorporated for 2024 to 2027 based on the approved capital budget each year;

AND THAT the General Manager of Infrastructure, Development and Operations report any circumstances to City Council should serious variations from the approved budget occur;

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

CARRIED

12. Outstanding Items

12.1 Outstanding List - Operations

Memorandum from City Clerk Krista Power dated February 6, 2024 relative to the above noted, for information.

13. Open Session (Community Services)

Chair: Councillor Shelby Ch'ng

14. Reports of Committees, Boards and Outside Agencies

14.1 The District of Thunder Bay Social Services Administrative Board

Minutes of Meetings 22/2023 (Regular Session) and 23/2023 (Closed Session) of The District of Thunder Bay Social Services Administration Board held on December 14, 2023, for information.

14.2 2024 Ontario Winter Games Organizing Committee

The Minutes of Meetings 10-2023, 11-2023, 12-2023 and 13-2023 of the 2024 Ontario Winter Games Organizing Committee held on November 9, November 23, December 7 and December 14, 2023, respectively, for information.

15. Petitions and Communications

15.1 Purchase of Two New Tandem Trucks with Sideload Refuse Packers

Memorandum from Manager - Fleet Services Doug Glana dated January 22, 2024 providing 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 Manager – Fleet Services Doug Glena dated January 22, 2024 relative to the purchase of two (2) New Tandem Trucks with Sideload Refuse Packers, we recommend that an increase in the value of the contract in the amount of \$147,769.87 (inclusive of HST) bringing the total contract value to \$977,804.12 be approved;

AND THAT Appropriation 03-2024 be approved to appropriate \$133,072 from the Fleet and Equipment Replacement Reserve;

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

CARRIED

15.2 Purchase of Three Tandem Trucks with Sander, Plow and Wing

Memorandum from Manager - Fleet Services Doug Glena dated January 22, 2024 providing a recommendation relative to the above noted, for Council's consideration.

MOVED BY: Councillor Albert Aiello
SECONDED BY: Councillor Dominic Pasqualino

WITH RESPECT to the Memorandum from Manager – Fleet Services Doug Glena relative to the purchase of three (3) Tandem Trucks with Sander, Plow and Wing, we recommend that an increase in the value of the contract in the amount of \$127,548.75 (inclusive of HST) bringing the total contract value to \$1,222,044.15 be approved;

AND THAT Appropriation 02-2024 be approved to appropriate \$114,862 from the Fleet and Equipment Replacement Reserve;

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

CARRIED

16. Outstanding Items

16.1 Outstanding List - Community Services

Memorandum from City Clerk Krista Power dated February 6, 2024 relative to the above noted, for information.

17. New Business

17.1 Establishment of Closed Session - Monday, February 26, 2024

The following recommendation will be presented to Committee of the Whole for consideration.

MOVED BY: Councillor Michael Zussino

SECONDED BY: Councillor Dominic Pasqualino

THAT a Committee of the Whole – Closed Session meeting be scheduled for Monday, February 26, 2024 at 4:30 p.m. in order to receive information pursuant to the Municipal Act (Section 239 (2)) relative to:

- (a) the security of the property of the municipality or local board;
- (c) a proposed or pending acquisition or disposition of land by the municipality or local board;
- (d) labour relations or employee negotiations;
- (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (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;
- (j) a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value
- (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

18. Adjournment

The meeting adjourned at 8:08 p.m.