

Cape Breton Regional Municipality

Committee of the Whole Meeting Minutes

February 4, 2025

10:05 a.m. at City Hall Council Chambers

Council

Mayor Cecil P. Clarke

Councillor Gordon MacDonald

Councillor Earlene MacMullin

Councillor Esmond "Blue" Marshall (arrived at 10:26 a.m.)

Councillor Steve Gillespie (arrived at 11:00 a.m.)

Deputy Mayor Eldon MacDonald

Councillor Glenn Paruch

Councillor Steve Parsons

Councillor Steven MacNeil

Councillor Dave MacKeigan

Councillor Paul Nickituk

Councillor Darren O'Quinn

Councillor Kim Sheppard-Campbell

Staff

Demetri Kachafanas, K.C., Interim Chief Administrative Officer

Christa Dicks, Municipal Clerk

Robert Sampson, K.C., Solicitor

Jennifer Campbell, Chief Financial Officer

Robert Walsh, Chief of Police

Tyson Simms, Director of Planning and Development

Sean Tobin, Chief of Staff

Karen Neville, Senior Planner

Desiree Magnus, Communication / Public Relations Advisor

Sheila Kolanko, Property Manager

Jenna MacQueen, Communications Advisor

Spencer Merrill, Information Technology Technician

Yuecong Cao, Administrative Assistant, Clerk's Department

Kelly McDonald, Recording Secretary

The following does not represent a word for word record of the proceedings of this meeting. The agenda, reports, supporting documents, information items circulated, and video (if available) are online at www.cbrm.ns.ca.

The Committee of the Whole met In Camera in accordance with Section 22(2)(c) of the *Municipal Government Act* for item 4.5.

Mayor Cecil P. Clarke called the meeting to order.

Land Acknowledgement

Roll Call

O' Canada

1. Approval of Agenda

Motion

Moved by Councillor Parsons, seconded by Councillor Paruch, to approve the February 4, 2025, committee of the whole agenda as presented.

Motion Carried

2. Approval of Minutes

Motion

Moved by Councillor Paruch, seconded by Councillor MacMullin, to approve the CBRM minutes from:

- Committee of the Whole – January 14, 2025

Motion Carried

3. Presentations

3.1 Doucet Developments – CBRM Council Update

Douglas MacLennan, Tier Too Properties Limited Development Manager, provided a presentation titled, "Doucet Developments – CBRM Council Update". Discussion took place regarding timelines, costs, design options, permitting, and land purchase. The following motion was then put forward:

Motion

Moved by Deputy Mayor Eldon MacDonald, seconded by Councillor Paruch, that Committee of the Whole recommend to Council extensions and amendments to the approved development agreement between CBRM and Doucet Developments as follows:

- Permit Application – six months after land purchase closes
- Breaking Ground – 90 days after permit approval

Discussion:

- Request for this vote to be recorded

Motion Carried**4. Corporate Services Issues****4.1 Request for Municipal Property – PID 15435597 – Rear of Lot Fronting on Highland Street, Glace Bay (District 9)**

Sheila Kolanko, Property Manager, reviewed the memo and recommendation in the agenda package. Discussion took place regarding CBRM's storm drainage management plan, sale upon no conditions, and property inventory. The following motion was then put forward:

Motion

Moved by Councillor MacKeigan, seconded by Councillor Nickituk, that Committee of the Whole recommend to Council to pass a motion to deem the subject property surplus and sell the said subject property to the applicant pursuant to the *Municipal Government Act*.

Motion Carried**4.2 Request for Municipal Property – Portion of PID 15523707 – Official Row, Reserve Mines (District 9)**

Sheila Kolanko, Property Manager, reviewed the memo and recommendation in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor MacKeigan, seconded by Councillor MacMullin, that Committee of the Whole recommend to Council to pass a motion to deem the subject property surplus and sell the said subject property to the applicant pursuant to the *Municipal Government Act*.

Motion Carried**4.3 Request for Municipal Property – Portion of PID 15006869
– St. Agnes Avenue, New Waterford (District 11)**

Sheila Kolanko, Property Manager, reviewed the memo and recommendation in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor O’Quinn, seconded by Councillor Sheppard-Campbell, that Committee of the Whole recommend to Council to pass a motion to deem the subject property surplus and sell the said subject property to the applicant pursuant to the *Municipal Government Act*.

Motion Carried**4.4 Nova Scotia Power Incorporated / 190 Daley Rd., New
Victoria – Lease Request**

Demetri Kachafanas, K.C., Interim CAO, reviewed the memo included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor MacMullin, seconded by Councillor Paruch, that Committee of the Whole recommend to Council to approve a five-year lease with NSPI for CBRM property located at 190 Daley Rd., New Victoria, at an annual rent of \$1200.

Motion Carried**4.5 Vacancies on Various Committees**

Mayor Clarke asked Council to defer this item to further on the agenda due to process requirements and Council agreed.

4.6 Property for Municipal Purposes – PID 15519283

Chief Walsh reviewed the memo and recommendation included in the agenda package. Discussion took place regarding the facility condition report and additional details to be provided to CBRM Police Commission and further to Council for direction. The following motion was then put forward:

Motion

Moved by Councillor Gordon MacDonald, seconded by Councillor Paruch, that Committee of the Whole recommend to Council to permit negotiations for a nominal fee with the Government of Canada for potential acquisition of the property at 1795 Grand Lake Road.

Motion Carried**4.7 Resolution for Pre-Approval of Debt Issuance / Temporary Borrowing Resolution**

Jennifer Campbell, Chief Financial Officer, reviewed the memo and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Deputy Mayor Eldon MacDonald, seconded by Councillor Parsons, that Committee of the Whole recommend to Council to approve the resolution, included in the agenda package, for the pre-approval of debt issuance and temporary borrowing resolution in the amount of \$9,208,569 for capital projects completed up to March 31, 2024.

Motion Carried**4.8 Resolution for Pre-Approval of Debt Issuance**

Jennifer Campbell, Chief Financial Officer, reviewed the memo and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Deputy Mayor Eldon MacDonald, seconded by Councillor MacMullin, that Committee of the Whole recommend to Council to approve CBRM Water Utility to refinance the balance of \$3,750,000, for the final five-year term of the loan.

Motion Carried

5. Correspondence

5.1 Correspondence Municipal Code of Conduct

5.2 Correspondence CBRM Performance Review Draft

For Information Only

6. Financial Statements

6.1 CBRM to December 31, 2024

For Information Only

4.5 Vacancies on Various Committees

Christa Dicks, Municipal Clerk, reviewed the report and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor Paruch, seconded by Councillor O'Quinn, for Committee of the Whole to move into an In-Camera session in accordance with Section 22(2)(c) of the Municipal Government Act to review the applications and come back to open session to make citizen appointee recommendations to Council or defer for further considerations.

Motion Carried

Council recessed to move into in-camera session at 11:05 a.m.

Council reconvened to move into open session at 12:30 p.m.

Christa Dicks, Municipal Clerk, reviewed the recommendations of the Committee of the Whole. The following motion was then put forward:

Motion

Moved by Councillor MacMullin, seconded by Councillor Nickituk, that Committee of the Whole recommend to Council to approve the recommendations regarding vacancies on various committees as follows:

- Refer the applicants as presented for the Accessibility Advisory Committee to Council
- Refer the applicants as presented for the Audit Committee contingent on qualifications to Council
- Refer the applicants as presented for the Diversity, Equity, and Inclusion Committee to Council
- Refer the applicants as presented for the Heritage Advisory Committee to Council
- Defer all applications for the Library Board for additional time for review
- Defer all applications for Police Commission for additional time for review
- That Council direct staff to reissue a call for public interest to serve on the Accessibility Advisory Committee
- That Council direct staff to reissue a call for public interest to serve on the diversity, equity, and inclusion committee after the terms of reference have been developed

Motion Carried

Meeting adjourned at 12:32 p.m.



Cecil P. Clarke
Mayor



Christa Dicks

Municipal Clerk

/km