

CAPE BRETON REGIONAL MUNICIPALITY
Special Council Meeting – Minutes

**Tuesday,
March 31, 2021
9:30 a.m.
Centre 200
Main Concourse
481 George Street, Sydney**

Mayor Amanda M. McDougall called the meeting to order.

Council: Mayor Amanda M. McDougall
Councillor Gordon MacDonald
Deputy Mayor Earlene MacMullin
Councillor Cyril MacDonald
Councillor Steve Gillespie
Councillor Eldon MacDonald
Councillor Glenn Paruch
Councillor Steve Parsons
Councillor James Edwards
Councillor Ken Tracey
Councillor Darren Bruckschwaiger
Councillor Darren O’Quinn
Councillor Lorne Green

Staff: Marie Walsh, Chief Administrative Officer
Jennifer Campbell, Chief Financial Officer
John MacKinnon, Deputy Chief Administrative Officer
Deborah Campbell Ryan, Municipal Clerk
Demetri Kachafanas, QC, Regional Solicitor
Wayne MacDonald, Director of Engineering & Public Works
Michael Ruus, Director of Planning & Development
Bill Murphy, Director of Parks, Recreation, Buildings & Facilities
Christina Lamey, Communications and Information Officer
Paul MacDonald, Manager of Facilities
David Ferguson, Facilities Supervisor
Tanya Nicholson, Clerk’s Department
Sharon MacSween, Recording Secretary

Absent: N/A

Summary of Decisions

Roll Call

1. Welcome and Introductions:

The Mayor welcomed those in attendance for the discussion on the library on the waterfront as part of a larger development project.

2. Approval of Agenda:

Motion to approve the March 31st, 2021, Special Council Agenda as circulated. **Carried.**

3. Funding Commitments

Information regarding funding commitments was discussed.

4. Central Library Background Information:

Motion that staff be directed to include the three (3) identified projects information (Centre 200 Upgrades and Expansion, CBRM Central Library and CBRM Buildings Efficiency Upgrades) in completing the questionnaire to the Federal Government on Green Buildings Initiatives. **Carried.**

5. Pre-Development Agreement Update from Harbour Royale Development Limited

Representatives of the HRDL team and provided a “Sydney Public Library Waterfront Development Update “presentation.

6. General Discussion

Motion to commit \$500,000 to design development contingent on the provincial and federal funding contributions.

Motion to Amend to commit to one third of the cost of design development, rather than a dollar amount of the cost.

Motion to Amend Carried.

Main Motion Defeated.

1. Welcome and Introductions

Mayor Amanda M. McDougall welcomed Council, staff, members of Harbour Royal, and the community to the Special Meeting of Council with the intention to discuss the library on the waterfront which is part of a larger development project.

Roll Call

At this point in the meeting, Mayor McDougall advised she was unexpectedly informed that she is required to attend to NSFM business at 9:45 a.m. At that time of the meeting, Deputy Mayor MacMullin will assume the Chair for the meeting.

2. Approval of Agenda

Motion:

Moved by Councillor Eldon MacDonald, seconded by Councillor Bruckschwaiger, to approve the March 31st, 2021, Special Council Agenda as circulated.

Motion Carried.

3. Funding Commitments

Mayor McDougall reviewed the excerpt, dated August 7, 2018, in the agenda package. Jennifer Campbell, Chief Financial Officer, advised a commitment of Council is required to move the project forward. It was advised that possible funding from the Federal Government is through the Infrastructure Canada Fund. CBRM would have to deem the project a priority, apply to the Provincial Government, then the Provincial Government would filter that application to the Federal Government.

Wayne MacDonald, Director of Engineering and Public Works, offered clarification on funding formulas for programs as each program has different funding formula requirements. CBRM has been requested by the Federal Government to provide information through a questionnaire for a new fund, staff are still waiting to receive additional information from the Federal Government.

At this point in the meeting, Deputy Mayor MacMullin assumed the Chair.

Councillor Bruckschwaiger indicated that MP Kelloway sent an email to all Council indicating that land value cannot be included as a portion of the project contribution.

4. Central Library Background Information:

Director Murphy reviewed the issue paper included in the agenda package. The following motion was then put forward:

Motion:

Moved by Councillor Eldon MacDonald, seconded by Councillor Paruch, that staff be directed to include the three (3) identified projects information (Centre 200 Upgrades and Expansion, CBRM Central Library and CBRM Buildings Efficiency Upgrades) in completing the questionnaire to the Federal Government on Green Buildings Initiatives.

Discussion:

In response to a question by Councillor Bruckschwaiger, the CAO advised that the staff recommendation and the motion will be to complete the questionnaire as staff believes that the three projects identified will qualify for funding criteria identified.

The Director of Engineering and Public Works advised that the Federal Government requested that CBRM complete the questionnaire associated with a new fund for green and inclusive community buildings that has not yet been released. Mr. MacDonald advised that staff reviewed the 2020 Council approved list of projects included in the 5-year Capital Plan and from that list, these 3 projects that have been identified as projects that may qualify, and the recommendation is that CBRM include those in the funding questionnaire to be sent back to the Federal Government. From that, the details on the funding and further information will follow.

The CAO provided further clarification, noting that this is preliminary work, and once the Federal Government advises what projects will qualify and other submission requirements, staff will bring the information back before Council. Prioritization and a minimum 5-year budget will have to be prepared. Submitting this questionnaire does not commit or bind CBRM to funding any of the identified projects.

At this point in the meeting, Mayor McDougall reassumed the Chair.

Council also discussed:

- Land value vs. cash value of the site;
- List of various shovel-ready projects contingent on Federal stimulus funding announcements;
- Benefit of completing the questionnaire;
- Net Zero ready may or may not be a requirement of any potential build;
- Qualifications and requirements have not yet been identified for the Green Buildings fund;

Continued...

Central Library Background Information (Cont'd):**Motion Cont'd:**

- Financial condition indicators for debt servicing cost and CBRM's debt service capacity for \$7 million;
- Budget approval for projects would be required;
- Questionnaire is attempting to determine if this type of funding program is going to provide Federal targets that are currently in place for greenhouse gas emission reductions and other initiatives, cash flow, projects that are ready and completion estimates;
- Waiting for information on whether the Province will be involved or be part of this funding process;
- Time restrictions or considerations regarding the questionnaire.

Motion Carried.**5. Pre-Development Agreement Update from Harbour Royale Development Limited**

Mr. Brian Shebib introduced the HRDL team and provided a presentation titled, "Sydney Public Library Waterfront Development Update".

At this point in the meeting, Council **agreed** to extend the presentation time an additional fifteen minutes.

A **Point of Privilege** was raised by Council Gillespie regarding the timing of the presentation. Mayor McDougall clarified the reasons for the timing of the presentation. Brian Shebib presented for an additional two minutes.

Mayor McDougall clarified the funding application process. Mayor McDougall asked Council if it is preferred to follow the usual format for Council discussion. Council **agreed** to release the rules and allow two-minute intervals and discussion as many times as needed.

6. General Discussion

Discussion took place regarding topics including site location, costs, funding support needed, project prioritization, job opportunities, operational studies and reports, and integration of the development project in its entirety. The importance of inclusivity, accessibility, and safety and quality of life was also included in the discussion.

Solicitor Kachafanas advised that being the agreement ends in upcoming June, Council must decide to extend or lapse the agreement or enter into a new agreement.

Continued...

General Discussion (Cont'd):

Mayor McDougall informed that discussion has surpassed the three-hour timeframe. The following motion was then put forward:

Main Motion:

Moved by Councillor Eldon MacDonald, seconded by Councillor Parsons, to commit \$500,000 to design development contingent on the provincial and federal funding contributions.

Discussion:

Clarification regarding the motion

Clarification regarding the cost

Motion to Amend:

Motion to Amend by Councillor Cyril MacDonald, seconded by Councillor Gillespie, to commit to one third of the cost of design development, rather than a dollar amount of the cost.

A Point of Clarification was raised by Councillor Green in attempt to get clarification on the main motion.

Amended Motion Carried.

Main Motion Defeated.

Meeting adjourned at 1:27 p.m.

Amanda M. McDougall

Mayor

/slm

Christa Dicks

Municipal Clerk