

Council Chambers
City Hall
Moncton, N. B.
November 2, 2020
4:00 p.m.

MINUTES – REGULAR PUBLIC MEETING

MEMBERS OF CITY COUNCIL

Mayor Dawn Arnold	Councillor Charles Léger
Councillor Pierre Boudreau	Councillor Bryan Butler
Councillor Paulette Thériault, Via Webex	Councillor Susan Edgett
Deputy Mayor Shawn Crossman	Councillor Paul Pellerin
Councillor Blair Lawrence	

ABSENT

Councillor Brian Hicks

ALSO PRESENT

M. Landry, City Manager
B. Quigley, City Clerk and Director, Legislative Support
B. Tait, Acting General Manager, Operations Services
C. Dallaire, General Manager, Recreation, Culture and Events Services
J. Doucet, CFO, General Manager, Finance Services
N. Robichaud, General Manager, Legal and Legislative Services
J. MacDonald, General Manager, Sustainable Growth and Development Services
L. Hanson, General Manager, Corporate Services
T. Critchlow, Superintendent, Codiac RCMP
I. LeBlanc, Director, Communication
A. Richard, Director, Design & Construction
C. Landry, Fire Chief
T. Carter, Manager, Purchasing
V. Merola, Community Development Officer - Social Inclusion
J. Cohoon, Director, Recreation
J. Somers, Director, Tourism and Events
S. Porter, Manager, Venues

**1.
CALL TO ORDER**

**2.
ADOPTION OF AGENDA**

Motion: That the agenda for the November 2, 2020 Regular Public Council meeting **be approved** with the following change – Other Presentation – Remembrance Day be moved up the agenda.

Moved by: Councillor Edgett
Seconded by: Councillor Butler

MOTION CARRIED

**3.
CONFLICT OF INTEREST DECLARATIONS**

None declared

**4.
ADOPTION OF MINUTES**

Motion: That the minutes of the October 19, 2020 Regular Public Council meeting **be adopted** as circulated.

Moved by: Councillor Edgett
Seconded by: Councillor Léger

MOTION CARRIED

**5.
CONSENT AGENDA**

**6.
PUBLIC AND ADMINISTRATION PRESENTATIONS**

6.1 PUBLIC PRESENTATIONS

5 minutes

6.1.4 Presentation – Remembrance Day – Bob Dupuis and Al Johnson

Mr. Dupuis thanked the City of Moncton for permitting ceremonies at the Coliseum to continue this year. The ceremony will be available virtually to the general public. Mr. Johnson spoke on the Poppy Campaign. The funds raised by the campaign are utilized to cover veterans' needs, the cadet program, and a literacy contest. Unfortunately, this year, the campaign will not be able to fund bursaries.

6.1.1 Presentation – Greater Moncton Wastewater Commission Budget – Kevin Rice, Trans Aqua

Mr. Rice provided an update on the Greater Moncton Wastewater Commission.
A rate analysis will be undertaken this year.

2021 Priorities:

- Rates have been frozen at \$210/unit since 2017.
- Uploading assets into the Computerized Maintenance Management System and completing the Asset Management Plan.
- Optimize the GMWC Infrastructure Deficit Report Card including a long-term GMWC Capital Reserve Funding Plan.
- Continue engaging our stakeholders by clearly communicating our mission.
- Design and construction of a heat recovery system that can power the equivalent of 100 homes each year.
- Complete the Regional Wastewater and Combined Sewer Overflow Strategy.
- Complete a feasibility study for the use of solar power.
- Host an Open House at the compost facility in July and at the wastewater treatment facility in August.

2021 Capital Budget:

- Completion of Phases 4B (Biosolids Load Out Building), 4C (Biofilter), 5 (UV Disinfection) and the Site Works (asphalt, curb, landscaping). Construction is expected to be complete in July 2021.
- Bourque Road force main construction along Melanson and Bourque Roads.
- Beaubassin WWPS – complete the detailed design for an upgrade.
- Heat recovery system.
- Replacement of the Main Pumping Station generator tie switch.
- Purchase a composting tractor to replace a contractor's tractor.

Key Budget issues:

- Reduction of revenue for slippage (\$234,600) and interest income (\$463,800) due to utilization of cash for the Project.
- The annual operating surplus will decrease significantly (\$5,161,282 in 2020 to \$2,215,575 in 2021) at the current \$210/unit rate, funds that are transferred into the GMWC General Reserve Fund for future Capital Projects and asset replacement.

2021 Operating Budget:

- Build a spare parts inventory for critical equipment.
- Funds have been allocated for the completion of the Regional Wastewater and Combined Sewer Overflow Strategy.
- Radio, digital and Moncton Wildcats advertising along with social media messaging will continue and TransAqua will participate in new public forums (e.g. Moncton Home Show).

Mr. Doucet will provide Council a breakdown of the property taxes from TransAqua.

6.1.2 Presentation – Moncton Boys & Girls Club – Moncef Lakouas & Rebecca Campbell

Ms. Campbell provided an overview of the Moncton Boys & Girls Club. The Club primarily serves children ages 6-18. She indicated that 75% come from families earning less than \$30,000 per year, and that 53% of the club's population are facing diagnosed mental health challenges. She also noted that nearly 50% of the club's members are newcomers. Ms. Campbell addressed leadership and community engagement programs offered by the club and spoke about how the club is managing the COVID-19 crisis.

6.1.3 Presentation – Reason Why Moncton Should Not Build RCMP Facility – Hafsa Mohammad & Charles MacDougall, Grassroots NB – Social Justice & Advocacy

Ms. Mohammad and Mr. MacDougall came before Council to discuss the cost of building the new RCMP facility. They question the reason why Colliers was awarded the contract. Ms. Mohammad spoke of other municipalities cancelling large projects. It is their opinion that capital expenditures decisions should be given more attention. They will return to Council on November 16, 2020; however, they feel that 5 minutes is not enough to discuss the issue at hand. They ask that Moncton City Council postpone the decision to build the facility, until public consultation is completed.

City Manager, Mr. Landry provided some comments and clarification to the presenters.

Mr. Landry, in response to a question from Councillor Pellerin, indicated that the City of Moncton will be taking on the loan. The percentage on the debt ratio is minimal to the City.

It was noted by Mr. MacDougall that funding should be put towards affordable housing, drug prevention, etc.

Other Presentation

2 minutes

6.1.4 **Presentation** – Remembrance Day – Bob Dupuis and Al Johnson
Dealt with earlier in the meeting

6.1.5 **Presentation** – Save Our Schools – New West End – Bettina Becker
Ms. Becker came before Council to provide an update on the situation in the new West End school. An on-line petition has 800 signatures and continues to grow. Politicians have acknowledged that the land decisions for how the new school sites are chosen are not ideal.

Public consultation is needed on choosing new schools sites, and for this school it was not the case. Councillor Lawrence reiterated the fact once again that jurisdictions need to be made clear – what are municipal, provincial and federal jurisdictions.

Councillor Léger reiterated the importance of working together – levels of government as well as parents.

6.1.6 **Presentation** – Rising Tide – Dale Hicks, George Cormier, Debbie McInnis and Joanne Murray Lisa Ryan – WebEx
Mr. Hicks came before Council once again to discuss affordable housing and the Rising Tide initiatives. He indicated that no money will be exchanged until both the Provincial and Federal governments are on board with the plan.

6.1.7 **Presentation** – Rising Tide – Donald McHugh
Mr. McHugh came before Council to discuss the funding of Rising Tide. He spoke of the derelict neighbourhoods within the City. He is requesting that the City of Moncton provide the \$6 Million in funding for the Rising Tide project; however, he recommends that the housing not be within the downtown area.

6.1.8 **Presentation** – Rising Tide – Trevor Goodwin – YMCA Reconnect
Mr. Goodwin offered his support of the Rising Tide initiatives. He spoke of the need for affordable housing, due to rising costs of rent in the City of Moncton.

6.1.9 **Presentation** – Rising Tide – Dawn Wheadon – Greater Moncton Homelessness Steering Committee
Ms. Wheadon came to Council to provide her support for the Rising Tide initiatives. The initiatives will allow other non-profits to manage their own needs.

6.1.10 **Presentation** – Rising Tide – John Wishart – Chamber of Commerce for Greater Moncton
Mr. Wishart came to Council to provide the business community perspective on the importance of the Rising Tide initiatives. If this initiative is not undertaken it will be a detriment to the City's business community.

6.1.11 **Presentation** – Rising Tide – Robyn LeBlanc – John Howard Society
Ms. LeBlanc came to present the Society's support for Rising Tide. The homeless cycle will continue with rent increasing and lack of affordable housing in Moncton. The initiatives provide a new program that could be extremely successful.

6.1.12 **Presentation** – Rising Tide – Ted Harris – John Howard Society
Mr. Harris came before Council to encourage support for the Rising Tide initiatives. The John Howard Society employs individuals that normally cannot secure employment. The Rising Tide initiatives would allow these individuals to make changes and secure a home and a sense of accomplishment.

6.1.13 **Presentation** – Rising Tide – Dr. Susan Crouse
Dr. Crouse reiterated the success of affordable housing in municipalities. Clients who are currently homeless have complex needs; however, with affordable housing and time these individuals can make a positive impact on society.

6.1.14 **Presentation** – René Boucher – Mini Modular Micro Homes in the City of Moncton
Mr. Boucher is proposing 70 such homes be built for winter months. The cost of each home is \$1,500. The proposed location would be Vaughn Harvey and Assomption Blvd.

6.2 ADMINISTRATION PRESENTATIONS

15 minutes

6.2.1 **Presentation** – Report Stadium Management Committee – Lorne Mitton, Chair
Mr. Mitton provided an overview of the role of the Stadium Management Committee. The structure of the committee includes members from both the City of Moncton and Université de Moncton. The

committee is responsible for the management and control of the Stadium. Several events have occurred at the Stadium over the life span of the facility.

Mr. Mitton provided details of the stadium's financials, which are included within the agenda package from this meeting. A legacy fund of \$500,000 was established in 2010 for the benefit of track and field sports.

6.2.2 **Presentation** – General, Utility and Capital Budget Overview – Jacques Doucet, CFO – General Manager Financial Services

Mr. Landry and Mr. Doucet provided an overview of the 2021-2023 budget.

Key objectives:

- Incorporate Strategic Plan actions
- Focus on long-term sustainability
- Prioritization based on criteria
- Meet approved service levels with existing funds
- Incorporate asset management
- Mitigate impacts of COVID-19

Key facts:

- Progressing on downtown development target of \$108M by 2023. Currently at \$90.4M
- Year-to-date in 2020, more than 1,000 building permits issued with values in excess of \$128.2M
- City of Moncton offers in excess of 85 services
- Overall assessment growth 1.72%

2021 Corporate Overview Budget

- General Operating Budget
 - \$161.6M
- Utility Operating Budget \$
 - 40.1M

Capital Budget

- General Capital
 - \$39.1M Gross Spend
 - \$10.6M Borrowing
- Utility Capital
 - \$30.4M Gross Spend
 - \$12.8M Borrowing

General Operating Budget Highlights

- Presenting balanced budget
- Assessment growth
 - 1.72% in 2021,
 - 1.75% in 2022 (projected)
 - 2% in 2023 (projected)
- Maintain property tax rate at \$1.6497
- Maintain service levels and strategic investments in key areas
- Fiscal position is healthy and manageable
- Debt management: Annual borrowing is limited to \$18M in 2022 and future years based on affordability (Excluding police facility of \$46M in 2023)

COVID-19 impacts incorporated in the balanced budget

- Loss of own source revenues in business units (\$4 500 000)
- Expense reduction in business units \$2 500 000
- Other corporate expense reduction \$750 000
- Reduction to capital from operating \$1 900 000

Summary:

- Balanced budget
- Fiscal situation
- Strategic prioritization is key
- Continue monitoring potential future impacts

Utility Operating Budget – Water and Wastewater Highlights

- Stable rate increase
- Maintain service levels
- Fiscal position is healthy and manageable

To avoid major rate fluctuations

- Contribution to capital reserve to reduce future debt

- Rate stabilization reserve
- If no rate increase:
- \$365,000 revenue reduction
 - Need to adjust strategies in future years

Summary

- Rates are stable
- Fiscal situation is sustainable
- Continue monitoring potential future impacts
- Strategic prioritization is key

General Capital Budget Highlights

- Maximum net debt at
\$10.6M for 2021
\$17.0M for 2022
\$46.0M for 2022 (Police facility)
\$18.0M thereafter
- Asset management recapitalization target 75%
- Recapitalisation de la gestion des actifs : cible de 75 %
- Prioritization based on criteria

Utility Capital Budget Highlights

- Sanitary sewer upgrades \$3.9M
- Turtle Creek Supply \$21.3M (Blue green algae)
- Transmission and distribution \$4.9M
- Other \$0.4M
- 2021 Utility Capital Budget \$30.5M

Ongoing considerations

- Revenue sources vs costs
- Climate change impacts
- Increased pressure on service levels
- External funding from other levels of government
- Unknown short and long-term impacts relating to COVID-19

6.2.3 **Update** – Covid-19 (Coronavirus) – Marc Landry, City Manager; Conrad Landry, Fire Chief
Mr. Landry indicated that no changes have taken place in the past few weeks.

6.2.4 **Update** – RCMP – Tom Critchlow, Codiac RCMP Superintendent
Superintendent provided an overview of the calls received in the past two weeks. These can be found on the Codiac RCMP website.

He reminded everyone to lock their cars, homes and sheds as break-ins have been happening throughout the city.

7. PLANNING MATTERS

8. STATEMENTS BY MEMBERS OF COUNCIL

9. REPORTS AND RECOMMENDATIONS FROM COMMITTEES AND PRIVATE MEETINGS

10. REPORTS FROM ADMINISTRATION

10.1 Rising Tide Community Initiatives Inc. – A Request for Financial Support
Mr. Landry, Ms. Dallaire and Mr. Doucet provided a brief overview of the project.

At the February 18, 2020 Public Council Meeting, a newly formed agency called Rising Tide presented a Business Plan to establish a housing entity. In its presentation, it identified the need for \$12 million over a three-year period of start-up funding to be co-shared. The group made the request that the amount be cost-shared between the Province of New Brunswick and the City of Moncton. The Rising Tide proposal is based on the “housing first” model, one that has been successfully implemented in other jurisdictions. A Canadian Federal pilot program based on this model, called At Home/Chez soi, saw Moncton as one of five Canadian cities to take part between the years 2009 and 2013. This pilot program was funded by the federal government.

Administration has been working with Rising Tide to provide Council with the required information, risks, potential financial options and impact for the City of Moncton with respect to considering funding this initiative.

By 2023, Rising Tide proposes to create permanent housing for 125 people with up to 7 community case managers.

- Year 1: 25 units
- Year 2: 50 units
- Year 3: 50 units
- Case managers funded annually

Rising Tide principle

- Permanent affordable housing based on need
- Focus is on increased supports rather than security
- Pressure on the system to help individuals is relieved
- Prevention services are available

Rising Tide financials - over the three years:

- \$8.3 million on properties (purchase and renovations)
- \$1.3 million on case management services
- \$0.9 million on staff, office, and property maintenance and management

The remainder will establish a reserve

The City of Moncton is currently undertaking a Social Impact Audit to:

- Analyze all funding investments toward social support in the region
- Review key data and information
- Assess the effectiveness of services against community needs and best practices
- Promote better coordination of resources available and better outcomes for individuals

Affordable Housing:

- Long waitlists for affordable housing mean little choice for the most vulnerable: a shelter or the street
- A successful “housing first” model requires case workers to provide support
- Rising Tide proposes a best practice in housing individuals with the necessary “wrap-around-services”

From a financial perspective, the amount of funding being requested from Rising Tide of the City is both unique and considerable for a provincial jurisdictional responsibility. The City of Moncton already currently contributes a total of more than \$850,000 annually towards the social sector through the Social Inclusion Plan as well as Community Grants. The amount of funding being requested from the City of Moncton is considerably higher than any other similar-sized municipality in Canada (with similar jurisdictional responsibilities), and by a significant amount. Three comparable municipalities are reviewed in terms of their on-going support for affordable housing:

1. Abbotsford contributes \$200,000 per year to housing from an overall general budget of approximately \$200 million.
2. Lethbridge contributes \$150,000 per year for affordable housing and \$252,000 for rent subsidy for a total of \$402,000 from a general budget of \$250 million.
3. Nanaimo contributes \$165,000 to the Housing Legacy Reserve from a total operating budget of \$200 million.

Strength:

- Rising Tide has prepared a detailed Business Plan
- Contingencies are identified
- Based on best practice of Housing first
- Experienced and credible social sector leaders are involved
- Ongoing discussions with other governments

Constraints:

- Business plan does not show Rising Tide to be sustainable long-term: \$1.4 million annually starting in year 4
- Risks involved in housing high acuity individuals
- It may serve to attract a larger vulnerable population or see transfers to Moncton
- In NB, housing is of provincial jurisdiction

Mr. Landry provided the recommendations, as well as the alternatives for Council to determine.

Motion: That Moncton City Council postpone its decision related to the City funding request of \$6 Million until the findings of the Social Impact Audit are finalized and continue to support Rising Tides with advocacy to the Province of New Brunswick and Federal Government for funding commitments and update Elected Officials twice per month regarding the progress of the Social Impact Audit and support from the other levels of government (Province and Federal) that have jurisdictional responsibility of housing.

Moved by: Councillor Boudreau

Seconded by: Councillor

MOTION FAILED DUE TO LACK OF SECONDER

Councillor Butler will not support a recommendation that includes a tax rate increase. In response to a question from Councillor Butler, Mr. Doucet advised that currently reserves stand at \$68M. However, Mr. Doucet advised that was not all cash. Councillor Butler suggested that \$1M from interest, as well as a \$1M taken from the reserves could be applied to the project if the province also provides funding. Mr. Doucet indicated any monies will have to be found in other projects.

Motion: That, City Council agree to provide start-up funding in the form of a grant for the housing entity called Rising Tide Community Initiatives Inc. in the amount of up to \$2 million per year for three years funded by a draw from reserves and/or a delay of capital projects as approved by Council, subject to the following conditions:

1. that the Province of New Brunswick match these funds with an equal or greater amount over the first three years to make up the total funding required;
2. that Rising Tide be successful in obtaining a long-term operating agreement with the Province of New Brunswick with a guarantee by the Province to provide operational funding and support beginning in year four (4) as required, ensuring that no municipal operating support will be required;
3. that Rising Tide develop a plan for long-term sustainable funding that relies on provincial and federal levels of government programs and budgets as well as community fundraising;
4. that Rising Tide establish sound principles of governance and work with Administration to establish annual planning and reporting requirements;

And, furthermore, that the results of the Social Impact Audit, initiated in August 2020, be shared with the Province of New Brunswick and contribute to a better understanding of all social funding being invested in Moncton with the goal of advocating for better outcomes for the city's most vulnerable individuals

Moved by: Councillor Butler
Seconded by: Councillor Lawrence

Councillor Lawrence reiterated the importance of having both Dieppe and Riverview provide some funding for the initiatives. He is challenging all ward councillors to give up \$250,000 from their wards budget to cover the cost. He also challenged the Province of New Brunswick to match the funds being provided by the City of Moncton should the item be adopted this evening.

Councillor Pellerin questioned the target date for the project to go forward. Mr. Hicks indicated that should tonight's vote be favourable, Rising Tide will be going to the Province and a date will be established in the next 30-45 days. Mr. Hicks indicated that federal money is not part of the equation at this time. As there is no guarantee that there will not be a tax rate increase, Councillor Pellerin will not be supporting the motion.

Mr. Landry advised Council that the project would not include a tax increase; funding would be taken from reserves or capital projects. Administration will bring options to Council during Wednesday's budget deliberation.

Councillor Edgett also encouraged the Province to step up and provide funding for the project. She will be supporting the project as long as there is a guarantee that if the Province does not provide funding, the City of Moncton will not be expected to provide the funding being proposed this evening.

Councillor Boudreau spoke of the 1,600 Monctonians waiting for NB housing. In response to a question from Councillor Thériault, Mr. Hicks indicated that Rising Tide will be reaching out to other entities such as hospitals, universities, businesses, etc. for assistance in the project.

Deputy Mayor Crossman indicated that having the Province at the table during the discussions and working together is essential. He questioned why people are not going to the shelters in the City. He spoke of the importance of having federal dollars for the project.

In response to a question from Council, Mr. Hicks once again reiterated that the project must become the responsibility of Rising Tide and the Province following the 3 year commitment by the City; the sustainability plan will be the responsibility of Rising Tide and the Provincial Government.

Mayor Arnold thanked all involved in the project. She spoke of the need for safe and accessible housing in the city. She mentioned some of the on-going initiatives that the City has put in place the 24/7 security in the downtown core, signage, tandem project (RCMP and By-Law); daily meetings, CCTV cameras, washroom and shower, and the shelters. The recommendation tonight is over and above the \$850,000 provided by the City of Moncton for social issues annually.

MOTION CARRIED

Nay:

Councillor Pellerin

10.2 Pest Control Commission Transfer

- WHEREAS The Greater Moncton Pest Control Commission, and its predecessor The Greater Moncton Pest Control Authority / The Greater Moncton Mosquito Control Authority, has been in existence for over 60 years;
- WHEREAS The Greater Moncton Pest Control Commission is almost solely funded by the City of Moncton, the City of Dieppe and the Town of Riverview;
- WHEREAS The Greater Moncton Pest Control Commission is considered a committee of the Councils of the City of Moncton, the City of Dieppe and the Town of Riverview;
- WHEREAS Doctor Louis LaPierre has been The General Director of the Executive and Management Committees, and has played a key role and been at the centre of the important decision making and operations of The Greater Moncton Pest Control Commission for at least 40 years;
- WHEREAS Doctor Louis LaPierre, has indicated to the City of Moncton, the City of Dieppe and the Town of Riverview that he wishes to retire and no longer wishes to be The General Director of the Executive and Management Committee of The Greater Moncton Pest Control Commission;
- WHEREAS The City of Moncton, the City of Dieppe and the Town of Riverview wish that going forward, the services of the Southeast Regional Service Commission be retained to provide the services and expertise that were up to now provided by The Greater Moncton Pest Control Commission;
- WHEREAS The City of Moncton, the City of Dieppe and the Town of Riverview have agreed that the annual financial contribution up to now provided to The Greater Moncton Pest Control Commission would be provided to the Southeast Regional Service Commission;
- WHEREAS The City of Moncton, the City of Dieppe and the Town of Riverview have agreed that The Greater Moncton Pest Control Commission be dissolved, given that the Southeast Regional Service Commission will provide the services and expertise that were up to now provided by The Greater Moncton Pest Control Commission; and,
- WHEREAS The City of Moncton, the City of Dieppe and the Town of Riverview agree that the money remaining in The Greater Moncton Pest Control Commission's possession and accounts, and any other assets in the possession of the Greater Moncton Pest Control Commission, be transferred to the Southeast Regional Service Commission, for the services and expertise to be provided.

NOW THEREFORE BE IT RESOLVED THAT The Greater Moncton Pest Control Commission, being a committee of Council, be dissolved as of December 31, 2020.

AND BE IT FURTHER RESOLVED THAT the money remaining in The Greater Moncton Pest Control Commission's possession and accounts, and any other assets remaining in the possession of the Greater Moncton Pest Control Commission, be transferred to the Southeast Regional Service Commission as of December 31, 2020.

Councillor Lawrence left the meeting

Moved by: Councillor Boudreau
Seconded by: Councillor Butler

MOTION CARRIED

10.3 **Quotation QP20-029** – Residential & Commercial Plumbing Services

Councillor Lawrence returned to the meeting

Motion: That the award of Quotation #QP20-029 – Residential and Commercial Plumbing Services, to the lowest bidder meeting the Terms and Conditions and Specifications set out in the Quotation, being Ermen Plumbing and Heating Ltd., with a Total Estimated Annual Contract Value of \$208,435.13, including H.S.T. @ 15%, for a one (1) year period with options to extend the agreement up to a maximum of four (4) additional twelve (12) month periods, if it is in the City's best interests to do so.

Moved by: Councillor Léger
Seconded by: Councillor Butler

MOTION CARRIED

**11.
READING OF BY-LAWS**

**12.
NOTICES MOTIONS AND RESOLUTIONS**

**13.
APPOINTMENTS TO COMMITTEES**

**14.
ADJOURNMENT**

Motion: That the meeting be adjourned.

Moved by: Councillor Boudreau

MOTION CARRIED

.....
Dawn Arnold
MAYOR

.....
Barbara A. Quigley
CITY CLERK & DIRECTOR OF
LEGISLATIVE SUPPORT

/8:10 p.m.

/smm