

Council Chambers
City Hall
Moncton, N.B.
October 18, 2021
4 p.m.

MINUTES – REGULAR PUBLIC MEETING

MEMBERS OF CITY COUNCIL

Mayor /Mairesse Dawn Arnold, in the Chair
Councillor/Conseiller Marty Kingston
Councillor/Conseillère Monique LeBlanc
Councillor/Conseillère Paulette Thériault
Councillor/Conseiller Shawn Crossman
Councillor/Conseiller Daniel Bourgeois

Deputy Mayor/Maire adjoint Charles Léger
Councillor/Conseiller Bryan Butler
Councillor/Conseiller Dave Steeves
Councillor/Conseiller Susan Edgett
Councillor/Conseiller Paul Richard, via WebEx

ABSENT

ALSO PRESENT

M. Landry, City Manager
B. Quigley, City Clerk and Director, Legislative 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
A. Binette, General Manager Operations Services
J. Cohoon, Acting General Manager, Recreation, Culture and Events
L. Hanson, General Manager, Corporate Services
S. Trenholm, Director Municipal Facilities
R. DeSilva, Codiac RCMP
C. Savoie, Manager, OCC/PSAP
J. Somers, Director Events and Tourism
B. Budd, Director, Planning and Development
I. LeBlanc, Director, Corporate Communications
S. Anderson, Planning and Development
J. Adams, Planning and Development
Fire Chief C. Landry
V. Merola, Community Development Officer - Social Inclusion
T. Carter, Purchasing Manager

1. CALL TO ORDER/OUVERTURE DE LA SÉANCE

2. ADOPTION OF AGENDA/ADOPTION DE L'ORDRE DU JOUR

Motion: That the agenda for the regular public Council meeting dated October 18, 2021 be approved with the removal of the following item:

6.1.1 **Presentation** – Concerns Regarding Policing and Justice in Moncton – Hafsah Mohammad

Councillor Bourgeois expressed his concern with item 10.2 **New Codiac Regional Policing Facility Project** and the conflict with his Notice of Motion of item 12.1.

Amended motion: That item 10.2 **New Codiac Regional Policing Facility Project** – Elaine Aucoin, Project Manager, New Codiac Regional Policing Facility, Gregg Houser, Deputy Treasurer, John Pepper, RPL Architects, Rodney Robinson, Colliers, Sherry Trenholm, Director Municipality Facilities be moved to the November 1, 2021 Regular Public Council meeting

Moved by: Councillor Bourgeois
Seconded by: Councillor Richard

MOTION FAILED

Nay:
Mayor Arnold
Councillor Edgett
Councillor Steeves

Councillor Kingston
Councillor LeBlanc
Councillor Léger
Councillor Thériault

Moved by: Deputy Mayor Léger
Seconded by: Councillor Thériault

ORIGINAL MOTION CARRIED

Nay
Councillor Crossman
Councillor Butler
Councillor Richard
Councillor Bourgeois

3. CONFLICT OF INTEREST DECLARATIONS/DÉCLARATIONS DE CONFLITS D'INTÉRÊTS

None declared

4. ADOPTION OF MINUTES/ADOPTION DU PROCÈS-VERBAL

5. CONSENT AGENDA/QUESTIONS SOUMISES À L'APPROBATION DU CONSEIL

5.1 **Street Closures** – 2021 Greater Moncton Santa Claus Parade – November 27, 2021 – Streets affected: Main, Millennium, Vaughn Harvey

Motion : That the following street closure be granted to allow the Royale Greater Moncton Santa Claus Parade to occur as planned:

- For parade staging on Saturday, November 27, 2021:
 - o From 1 p.m. until approximately 7 p.m., closure of Vaughan Harvey Boulevard from the Millennium Boulevard/John Street intersection to the entrance of the Sobeys on Vaughan Harvey Boulevard leaving the intersections of Vaughan Harvey Boulevard open to traffic.
 - o From 3 p.m. until approximately 7 p.m., closure of the Vaughan Harvey Boulevard/Main Street intersection.
 - o From 3 p.m. until approximately 7 p.m., closure of Main Street from Vaughan Harvey Boulevard to Cameron Street.
- For the parade:
 - o From 4 p.m. until approximately 7 p.m., closure of Main Street from Cameron Street to Paul Street, Dieppe.
 - o From 4:30 p.m. until approximately 7 p.m., closure of Downing Street from Main Street to Assomption Boulevard.

The closed streets will be reopened as the parade passes.

Moved by: Councillor Butler
Seconded by: Councillor Kingston

In response to questions from Councillor Crossman, Ms. Somers advised Council that a contingency plan is being developed for the parade should the Government of New Brunswick Emergency Order is not lifted, or does not allow for a conventional parade. A final decision will be made no later than October 29, so that the organizers can work on putting the contingency plan in place.

Acting Officer in charge DeSilva advised Council, in response to a question by Councillor Crossman, that no overtime will be incurred for police presence at the parade.

MOTION CARRIED

6. PUBLIC AND ADMINISTRATION PRESENTATIONS/EXPOSÉS DU PUBLIC ET DE L'ADMINISTRATION

6.1 PUBLIC PRESENTATIONS/EXPOSÉS DU PUBLIC

5 minutes

6.1.1 **Presentation** – Concerns Regarding Policing and Justice in Moncton – Hafsah Mohammad

Removed from the agenda. Ms. Mohammad's presentation notes were circulated to Council and have been added to today's electronic agenda.

6.1.2 **Presentation** – Monctonians’ Health (in This Climate Emergency) and the Role of Vision Lands Forest/Wetlands – Debbie Baxter

Ms. Baxter came before Council to express her objection to the development of the Vision Lands and the health concerns that will be brought forth from the destruction of this forest. This land is vital to the health, wellness of Monctonians and is crucial to climate change in the area

In response to a question from Councillor Thériault, Ms. Baxter indicated that there is a desperate need for more tree planting in the city. Ms. Baxter responded to Councillor Bourgeois, that her solution is to have the City buy the land back from the developer. She encouraged Council to take action on Climate change. She reiterated that the time to act is now.

6.1.3 **Recognition** – Dialogue NB Award – Vincent Merola
Mayor Arnold congratulated Mr. Merola on his recent Dialogue NB Award. Mr. Merola was presented the award by the NB Governor General. Mayor Arnold spoke to Mr. Merola’s leadership within the City of Moncton.

Other Presentation/Autres présentations

2 minutes

Policing in Moncton – Ryan Hillier

Mr. Hillier presented his concerns on the continued increase in expenditures for a new RCMP facility. The clearance rate is going down and the number of RCMP have increased over 14%. He questioned as to why the CRPA has not provided a report this year. Mr. Savoie, RCMP, indicated that April/May/June should be up on the website; however, he will review and if not will update. The next quarter will feature July/August/September.

Homeless Issue – Derick Slattery

Mr. Slattery indicated that since he presented to Council a few weeks back, he and his neighbours have witnessed an increase of RCMP, Community safety officers’ presence in their neighbourhood. He thanked the City employees for cleaning the park earlier in the morning prior to school starting. It is the neighbourhood residents’ hope that this continues, in particular when the warmer weather comes again.

He invited Councillors to come do a walk through the neighbourhood to see what is happening.

Spoke about the security audit completed 2 years ago and questioned as to whether anything has been done from this report.

CRPA – Don Moore

Mr. Moore read a letter from the CRPA into the record. The letter can be found within the electronic agenda package provided to Council.

Deputy Mayor Léger, in response to Councillor Butler, indicated that the correspondence is a 2-year notice to the RCMP to get a building up to code.

6.2 ADMINISTRATION PRESENTATIONS/EXPOSÉS DE L’ADMINISTRATION

15 minutes

6.2.1 **Update – RCMP** – Codiac RCMP Acting Officer in Charge Ron DeSilva
Acting Officer in Charge DeSilva advised Council that criminal analysts take data and form conclusions as to potential crime. From this data, an arrest of a priority offender occurred on October 13, 2021.

A traffic initiative will be taking place in the tri-community this week.

On October 7 a search warrant was issued, and a large quantity of pills and drugs were seized.

Community Policing is on-going – each tri-community council meeting an officer on duty will be present and to introduce themselves.

6.2.2 **Moncton Alerts** – Conrad Landry, Fire Chief
Chief Landry advised that the website for Moncton Alerts is being launched this evening. He provided an overview of the website. Citizens were encouraged to visit and register. Citizens can access the website (bilingually) at the following links:

- EN: <http://www.monctonalerts.ca/>
- FR: <https://alertesmoncton.ca/>

In response to a question from Councillor Bourgeois, Chief Landry indicated that this system can provide alerts going out to citizens as to storms, allowing on-street parking during the winter months; however, it would have to be approved by the Province. Councillor Bourgeois requested that Chief Landry explore the possibility of these type of alerts being issued and report back to Council.

7.
PLANNING MATTERS/ QUESTIONS D'URBANISME

7.1 **Introduction and Setting Public Hearing** – Fees and Charges By-law Annual Amendment (A-1318.5) – Community Planning Act

Councillor LeBlanc left the meeting

In 2018, Council enacted the Fees and Charges By-law 1318, which houses all administrative fees of the City (specific amounts). Before this, the specific amounts for fees and charges were located throughout the respective enabling by-laws of the City. Having all fee amounts under one parent by-law allows for a more streamlined approach to the annual update and amendment process.

In addition to the requirements of the Local Governance Act, the setting of fees and charges for planning services is governed by the Community Planning Act. Section 127 of the Community Planning Act sets out the powers for making a by-law prescribing fees for community planning and development services.

It is recommended that 1st Reading be given this evening, and a public hearing be set for November 15, 2021.

Motion : That Council:

1. Give first reading of proposed By-law #A-1318.5 Amending the Fees and Charges By-law;
2. Refer proposed By-law #A-1318.5 Amending the Fees and Charges By-law to the Planning Advisory Committee for its written views; and
3. Set a Public Hearing date for proposed By-law # A-1318.5.

Moved by: Deputy Mayor Léger
Seconded by: Councillor Edgett

MOTION CARRIED

Councillor LeBlanc returned to the meeting

7.2 **Rezoning** – 34 St. George Street

Administration has received an application from Daniel Gautreau, on behalf of 717144 NB Inc. landowner, to rezone 34 St George Street from UR (Urban Residential) to SBD (Secondary Business District) to accommodate the development of a three-storey apartment building with 21 units. (File 21MZ-43864).

The applicant is proposing to consolidate the subject property with the property to the south to construct a three-storey residential building with 21 units.

It is recommended that 1st Reading be given this evening, and a public hearing be set for November 15, 2021.

Motion: That Moncton City Council proceed with the Zoning By-law amendment being By-law Z-220.7 and:

1. That Council give 1st reading to Zoning By-law amendment By-law Z-220.7;
2. That a public hearing be set for November 15, 2021; and
3. That By-law Z-220.7 be referred to the Planning Advisory Committee for its written views; and

The rezoning, if approved, should be subject to a resolution with conditions including but not limited to:

1. That the properties (PID 00679175 & 00679183) be consolidated prior to the issuance of a Building and Development permit;
2. That despite section 117 of Zoning By-law Z-220 the span between one façade jog is permitted to be increased to 15 metres;
3. That all uses of land pursuant to this agreement shall conform with the provisions of the City of Moncton Zoning By-law, as amended from time to time, except as otherwise provided herein;
4. That nothing contained herein shall prohibit or in any way limit the Developer's right to apply for a variance pursuant to the provisions of the Community Planning Act; and,
5. The development shall be carried out in substantial conformance with the plans and drawings submitted as Schedule B;

Moved by: Councillor Thériault
Seconded by: Councillor Crossman

MOTION CARRIED

7.3 **Housekeeping amendment** to Zoning By-Law – Microbreweries

This is a housekeeping amendment that is intended to provide clarity to an existing definition of microbrewery as well as to update the Commercial Zone Use Tables in the Zoning By-Law.

These modifications were originally part of a larger housekeeping amendment to the Zoning By-Law that is scheduled to be brought forward to Council later this fall. However, these amendments are being prioritized to respond to the rezoning for the expansion of an existing microbrewery at 227 Dominion Street (Tire Shack).

Currently, a microbrewery is not listed as a permitted use in the Suburban Commercial, Highway Commercial, or Mixed Use Zones. While there are several similar uses to microbreweries that are permitted in these zones, including restaurants, entertainment uses, etc., it is more appropriate to have a microbrewery listed as a permitted use. This will help support existing microbreweries that are already established in these areas and is in line with the broader vision in the Municipal Plan to support a wide variety of businesses along major commercial corridors and in other key areas.

The change being brought forward also includes a modification to the definition of microbrewery to clearly include for the production of beer and wine. Currently, the definition covers the retail aspect of microbreweries, but the definition lacks the production aspect. This change is minor in nature, as it simply better defines the actual use occurring in these establishments. Microbreweries are limited to a maximum size of 2,000 square meters (approximately 21,527 square feet). Any larger facility would be considered an industrial use (e.g. Molson Brewery).

There are two other changes being brought forward to the Commercial Use Zone tables that are also of a minor, housekeeping nature. The first is a change to clarify that home occupations are permitted in the Suburban Commercial, Highway Commercial, and Mixed Use Zones. This allows smaller-scale home businesses to setup in areas where commercial uses are already permitted.

The second change is to permit outdoor storage as a secondary use in the Highway Commercial Zone. The Highway Commercial Zone is intended for large-format retail and warehousing uses, and often outdoor storage of materials is undertaken in conjunction with these uses. There are already screening standards in the Zoning By-Law which require all outdoor storage to be screened from view from the street, and there are additional landscape buffers that apply when a Highway Commercial Zone abuts a residential use. This change will help formalize outdoor storage activities that are generally expected to occur in the Highway Commercial Zone.

It is recommended that 1st Reading be given this evening, and a public hearing be set for November 15, 2021.

Motion: That That Moncton City Council proceed with the rezoning amendment being By-Law Z.220.17 and:

- 1) That Council give First Reading to the Zoning By-Law Amendment Z.220.17;
- 2) That a public hearing be set for November 15, 2021; and
- 3) That By-Law Z.220.17 be referred to the Planning Advisory Committee for its written views.

Moved by: Councillor Bourgeois
Seconded by: Councillor Edgett

MOTION CARRIED

7.4 **Introduction** – 227 Dominion – Rezoning from R2U to MU

Rezoning application at 227 Dominion Street from Urban Dwelling Zone (R2U) to Mixed Use Zone (MU) to accommodate a two-storey addition to an existing microbrewery (Tire Shack Brewery).

In 2019, a former auto repair garage located at 190 John Street was converted to a microbrewery. The existing building is one storey and is approximately 4,250 square feet in size. It is in the Mixed-Use Zone, which is a commercial zone that allows for a multitude of uses.

The microbrewery has been successful, and the owners are now looking to expand the operation. They have purchased a neighbouring property at 227 Dominion Street to accommodate the expansion.

227 Dominion Street is currently occupied by a two-unit dwelling. It is in the Urban Dwelling Zone (R2U), which does not permit a microbrewery. The proposal is to demolish the residential building at 227 Dominion to accommodate an L-shaped expansion of the microbrewery. The property needs to be rezoned to the Mixed-Use Zone to accommodate the request.

The two-storey addition will accommodate additional brewing capacity on the main floor, as well as a prep kitchen and a seating area. The second floor includes a rooftop patio and additional seating and bar area. The intent is that the addition will primarily be used as a space that caters to a variety of events (weddings, work meetings, etc.). The capacity of the addition is approximately 100 people.

It is recommended that 1st Reading be given this evening, and a public hearing be set for November 15, 2021.

Motion: That Moncton City Council proceed with the rezoning amendment being By-Law Z.220.12 and:

- 1) That Council give First Reading to the Zoning By-Law Amendment Z.220.12;
- 2) That a public hearing be set for November 15, 2021;
- 3) That By-Law Z.220.12 be referred to the Planning Advisory Committee for its written views; and

The rezoning, if approved, should be subject to conditions including but not limited to:

- 1) That prior to the construction of the addition, the properties bearing PIDs 70645601 and 00719377 shall be amalgamated;
- 2) That notwithstanding section 63(1) of the Zoning By-Law, no fence or hedge is required in the landscaped buffer;
- 3) That notwithstanding section 123(1) of the Zoning By-Law, the addition is allowed to be less than two full stories in height;
- 4) That notwithstanding the rear yard setback in Table 13.3 of the Zoning By-Law, the rear yard be reduced to three meters;
- 5) That trees be planted as per the site plan as soon as possible, weather permitting, but no later than six months after the completion of the building construction;
- 6) That nothing contained herein shall prohibit or in any way limit the Developer's right to apply for a variance pursuant to the provisions of the Community Planning Act; and
- 7) The development shall be carried out in substantial conformance with the plans and drawings submitted as Schedule B.

Moved by: Deputy Mayor Léger

Seconded by: Councillor Bourgeois

Councillor Léger suggested that lights be added to the side of the building.

Councillor Butler expressed his concern that a home needs to be demolished. He questioned if this home currently had residents and where they would go when their home is demolished. He is not comfortable voting on a development until he receives an answer.

Councillor Bourgeois requested that Urban Growth and Development staff to look into the possibility whether council could approve the variance to not allow a fence but reserve the right to look into this 5 years down the road, to see whether a fence and/or lighting is needed, and if it is, then whether council could force the property owners to build a fence in the future.

MOTION CARRIED

Nay:

Councillor Butler

Councillor Steeves

8.

STATEMENTS BY MEMBERS OF COUNCIL/ EXPOSÉS DES MEMBRES DU CONSEIL

9.

REPORTS AND RECOMMENDATIONS FROM COMMITTEES AND PRIVATE MEETINGS/ RAPPORTS ET RECOMMANDATIONS DES COMITÉS ET RÉUNIONS À HUIS CLOS

9.1 Recommendation(s) – Private Session – October 12, 2021

1. That Moncton City Council authorize the City of Moncton to enter into an Agreement of Purchase and Sale with Joseph Mathias Plourde and Michel Plourde to acquire a portion of PID 782169 in exchange for a portion of City-owned land bearing PID 782177 without any further consideration and that the Mayor and City Clerk be authorized to sign and affix the corporate seal of the City of Moncton to any documentation necessary to complete the transaction.
2. That Moncton City Council directs administration to dispense with the requirements of obtaining an appraisal, completing a neighborhood canvass and publicly advertising the potential disposition of City-owned land of the Acquisition/Disposition of City-Owned Land Policy for the purpose of this land acquisition and disposition.

Councillor Steeves left the meeting

Moved by: Councillor Crossman
Seconded by: Councillor Thériault

MOTION CARRIED

10.

REPORTS FROM ADMINISTRATION/ RAPPORTS DE L'ADMINISTRATION

10.1 **Revision** – NB Official Languages Act – Postponed from October 4, 2021

Motion : That Moncton City Council approve the City of Moncton's submission to the Commissioners as part of the New Brunswick Official Languages Act revision process.

Moved by: Councillor Thériault
Seconded by: Councillor Edgett

Councillor Bourgeois indicated that there was an error in the letter – the City of Moncton was not the first municipality to declare bilingualism, we were the first City to declare.

Councillor Steeves returned to the meeting

Councillors Thériault and Bourgeois expressed the desire to have the letter signed by the Mayor and not the City Manager.

MOTION CARRIED

10.2 **New Codiac Regional Policing Facility Project** – Elaine Aucoin, Project Manager, New Codiac Regional Policing Facility, Gregg Houser, Deputy Treasurer, John Pepper, RPL Architects, Rodney Robinson, Colliers, Sherry Trenholm, Director Municipality Facilities

Ms. Aucoin advised Council that tonight's presentation will focus on the following :

- The need for a New Facility
- Critical Milestones to Date
- Current facility condition
- New Facility Design Overview
- Project Delivery and Cost Estimate
- Ownership and Financing
- Considerations
- Next Steps

It was noted that the current building is over 40 years old and was built for a single municipal police force. . There are issues with the aging and failing infrastructure, as well as safety issues for both employees and detainees. Maintenance and repairs are required frequently.

Ms. Trenholm spoke to the condition of the building. She advised Council that the current building does not meet many code requirements, including post-disaster standards. The building is built in a flood zone.

Maintenance & Repairs

- \$1.4M since 2014
- \$4.6M predicted to maintain until 2025
- Includes building exterior and fence repairs, HVAC equipment (boilers, emergency generator, underground oil tank replacement), fire protection, electrical, roofing and elevator upgrades

It was noted that the building does not have a back generator, the plumbing fixture within the building are primarily original. As well, Ms. Trenholm informed Council that a portion of the roofing on the building is the original roof. There is no renewable energy within the building.

Mr. Pepper provided an overview of the design of the building and how the current building is designed for a regional police force. The building is designed for a 25-year life span.

Most space is provided to accommodate functions – only a small proportion of the total space is planned for future staff working areas (workstations) – variations in staff number will have limited impact on total building area.

Space Type	SQ M	
Private or Shared Office*	1,495	22%
Meeting Rooms	354	5%
Special Purpose, Public	1,157	17%
Storage	420	6%
Detention & Custody*	462	7%
Amenity Space*	879	13%
Service Space	902	13%
Circulation & Atrium	1,011	15%
Total	6,680	

The building will be at least at a Silver LEED design.

- High level of energy efficiency, heat recovery, LED lighting, etc.
- Healthy interior environment (daylight, interior plants, low-emitting products)
- Water use reduction
- Exterior sunshades
- Sustainable materials
- Photovoltaic panels
- Electric vehicle charging stations
- Construction waste diversion
- Education and showcasing
- Enhanced commissioning, 5-year monitoring

- The current building is designed around estimated future 25-year occupancy based on the RCMP policing contract (total 376) – and to be compliant with RCMP standards

- Actual space needs may be different for a new independent police service – policing resources and methods may be different
 - Administration, CPIC & court functions
 - Special teams, tactical unit
 - Forensic identification services (not included in the current design, would involve expansion, or conducting off-site)

- Typically, staff/population ratios and space needs per person are greater in independent policing organizations.

Mr. Pepper spoke to the building being adapted for an independent police service.

Areas that could reasonably be used with little or no change:

- Public-access spaces, community/multipurpose room
- Uniform Patrol and related units (e.g. Community Policing, Traffic)
- Staff amenities, locker room, fitness room
- Communications centre

Areas that may be undersized, or requiring layout changes:

- Administrative and support functions
- Investigations
- Areas for special teams

City of Moncton:

- Total estimated 25-year staff excluding Forensics - approx. 252
- The current design would likely meet 25-year needs and beyond
- Some interior reconfiguration may be necessary
- The building could be expanded to the west (with a parking deck) to accommodate Forensics if required in future

Codiac Region:

- Total estimated 25-year staff excluding Forensics - approx. 404
- The current design would likely not meet long-term staff growth needs as designed
- Some interior reconfiguration may be necessary
- The building could be expanded to the west (with a parking deck) to accommodate Forensics if required in future

Mr. Robinson presented the project delivery status update.

Colliers Project Leaders to provide counsel, cost management, single point of contact for the City, primary liaison to the architect, contractor and end-user

- Schedule and progress monitoring
- Change Management
- Cost Control and Progress Claim reviews with EVM

➤ Risk Management

Cost Estimating :

- Land
 - Purchase
 - Remediation and preparation

- Professional Services
 - Architecture
 - Engineering
 - Project management
 - Environmental
 - Geotechnical
 - Commissioning

Pre-Design Cost Estimating

- Class D ‘Indicative’ Estimate
- Order of Magnitude
- Cost per m²
- based on known project scope, requirements and assumptions

Pre-Tender Cost Estimating

- Completed construction drawings
- 5% to 10% margin of error
- Based on complexity of project, volatile market, remote locations, tight schedules, and clarity of contract documents;

Total Project Cost-estimate after Pre-Design (Class D) July 2019	\$ 46,500,000
Total Project Cost-estimate for Tender (Class A) - Cost savings applied Oct. 2021	\$ 57,200,000

The world-wide pandemic has shaken financial markets, altered the availability of supplies and created delays and cost increases in construction.

- Material costs trends – Steel, Lumber, Microchips
- Supply chain and labour
- Canadian Construction Association (CCA)
- Colliers’ opinion and recommendation
- Material costs trends – Steel supply prices
- Prices had doubled since November 2020
- \$10B Federal infrastructure spending initiative
- Global models indicate steel is expected to decrease by only 6% in 12 months.
- Lumber supply prices have dropped back to pre-Covid levels!
- Supply and demand for microchips is impacting HVAC and controls systems.
- Material costs trends – Labour market
- May be a shortage of labour by 10% to 20% in 2022.
- The Canadian Construction Association (CCA) has written the COVID-19 - Standardized Protocols for All Canadian Construction Sites.
- COVID/ Vaccination policies increase the cost to do business for construction firms.

Mr. Houser provided an overview of the ownership and financing of the building. The City of Moncton will own the building. Each of the other municipalities will pay a percentage of the lease.

Lease with the CRPA

A draft “Agreement to Lease” is prepared

- CRPA to sign prior to construction commencement
- Identifies terms of the future lease and rent components
- To be signed between CRPA and City of Moncton

Formal lease will also be signed prior to occupancy with final \$ for lease

Conditionally approved for \$46 M net cost

- Require completed lease between CRPA and City
- Require updated costs

If net costs in excess of \$46M net cost, need to re-apply to MCBB

Ms. Aucoin provided the next steps:

Oct. 2021

- Finalize tender package
- City of Moncton Council Resolution for MCBB application
- Council Resolution for issuing of tender

Nov. 2021

- MCBB hearing
- Issue the call for tender

Jan. 2022: Tender award

Apr. 2022: Start of construction

Dec. 2023: Project substantial completion

Feb. 2024: Building occupancy

General Considerations :

- The building must be complete by January 29th, 2024, to access the Green Municipal Fund
- Risks and cost increase associated with Covid (materials and labor) are likely to persist for a few years
- Risk of interest rate increase
- Changes in the design and/or project management team
- Increased risk and liability related to the safety of employees and detainees
- Responsibility to provide suitable accommodation

Motion:

1. That Moncton City Council approve the Offer to Lease Agreement between the City of the Moncton and the Codiac Regional Policing Authority for occupation of the new proposed Codiac Regional Policing Facility, and that the Mayor and City Clerk be authorized to execute all necessary documents and to affix the corporate seal thereto, and that upon completion of the facility, that the Mayor and City Clerk be authorized to execute the Lease Agreement provided it is still substantially in the same form and substance as attached in the Offer to Lease Agreement, and to affix the corporate seal thereto;
2. That Moncton City Council authorize an application to the Municipal Capital Borrowing Board for an additional amount of \$8.3M whereby the total amount to be borrowed for the new facility will total \$54.3M; and
3. That Moncton City Council direct administration to issue to tender for the construction of the new Codiac Regional Policing Facility.

Moved by: Councillor Edgett

Seconded by: Councillor LeBlanc

Councillor Butler questioned as to

- why administration could not wait a month until after the budget is debated,
- should take into consideration the motion from UMN to perform a study on retaining the RCMP for policing in the province, and
- should the notice of motion that is on the table tonight not be heard prior to taking a vote on spending funds on a new facility?

It was noted that should the motion not be approved before Council this evening, the City may lose the FCM funding of \$3M. Councillor Butler wants to have the option to revert back to a regional/municipal force. He suggested that the City consult with MP Ginette Petitpas-Taylor to get answers from the Treasury Board as to the possibility of having the RCMP pull out of municipal policing. Requested the City Manager to have an independent legal opinion to the possibility of natural justice of having the chair of the CRPA vote on motion.

In response to Councillor Butler's concerns of the possibility of having both Dieppe and Riverview pulling out of the agreement, Mr. Landry reminded Council that there is a signed contract with both municipalities.

Councillor Crossman questioned if the letter from the CRPA read into the record this evening has any bearing on this motion.

In response to Councillor Crossman's request for clarification on the code deficiencies, Ms. Aucoin replied that administration would require the specific deficiencies in order to verify if they have been taken care of, or not.

Councillor Crossman indicated that he could not vote in favour of the motion before Council this evening.

Councillor Kingston expressed his support for the motion before Council this evening.

Councillor Bourgeois expressed his concern with the square footage of the building being based on the number of employees working in the building, and if the City reverts to a municipal/regional force, there may not be enough square footage to accommodate all employees.

In response, Mr. Pepper indicated that any changes that would be required would not be an exorbitant amount to convert.

Councillor Bourgeois will not be voting for this motion as he feels that there are too many variables to consider – the decision of UMNB's motion, will Dieppe and Riverview back out of the agreement, to name a few.

Councillor Richard will not be supporting this motion as he also feels that too many unknowns are at hand. It is his belief that the City of Moncton should pause the tender process for this project.

Deputy Mayor Léger, Councillors Steeves and Edgett will be supporting the motion before Council this evening. They both expressed the importance of a new facility.

Mayor Arnold spoke to the need of a new building regardless of the police force that will be patrolling the City of Moncton in the future.

MOTION CARRIED

Nay:

Councillor Bourgeois

Councillor Butler

Councillor Crossman

Councillor Richard

11.

READING OF BY-LAWS/ LECTURE D'ARRÊTÉS MUNICIPAUX

The following by-laws will be posted on line at www.moncton.ca in lieu of reading them into the record at future meetings, pursuant to Section 15.3(a) ii (A&B) of the Local Governance Act, or same can be faxed, mailed or e-mailed to interested parties at their request.

- 11.1 **By-Law** Respecting Fees, Rates and Charges for Services Provided by the City of Moncton, being By-Law A-1318.4 – **First Reading**

First Reading Only

- 11.2 **By-Law** Respecting Fees, Rates and Charges for Services Provided by the City of Moncton, being By-Law A-1318.5 (Community Planning Act) – **First Reading** – *pending approval 7.1*

First Reading Only

- 11.3 **A By-Law** in Amendment of the City of Moncton Zoning, being By-Law Z-220.7 – 34 St. George Street – **First Reading** – *pending approval 7.2*

First Reading Only

- 11.4 **A By-Law** in Amendment of the City of Moncton Zoning, being By-Law Z-220.17 (Text Amendment – Microbreweries – **First Reading** – *pending approval 7.3*

First Reading Only

- 11.5 **A By-Law** in Amendment of the City of Moncton Zoning, being By-Law Z-220.12 – Tire Shack – **First Reading** – *pending approval 7.4*

First Reading Only

12.

NOTICES MOTIONS AND RESOLUTIONS/ AVIS DE MOTIONS ET RÉOLUTIONS

- 12.1 **Notice of Motion** – Motion To Review Policing Services – Councillor Daniel Bourgeois

Whereas policing is the only service the City of Moncton is legally obligated to provide;

Whereas policing services represent a significant portion of the City's annual operating budget, and will represent a significant portion of the City's capital budget if a new police station is constructed;

Whereas the recent collective bargaining exercise between the provider of policing services in the City of Moncton, namely the members of the Royal Canadian Mounted Police, and their employer, the Government of Canada, resulted in a significant increase to salaries and benefits awarded to RCMP members retroactive to 2016, as well as a significant increase for the foreseeable future;

Whereas salaries and benefits represent the majority of the City's investments in policing services;

Whereas the City of Moncton has no control over RCMP members' compensation package and does not participate in the RCMP's collective bargaining process, yet must respect the results;

Whereas the Parliament of Canada's Standing Committee on Public Safety and National Security recently recommended that the RCMP cease to provide its policing services to municipalities and that the Government of Canada work with Provinces and municipalities that presently receive their policing services from the RCMP establish their own police forces in the future;

Whereas the Union of New Brunswick Municipalities recently adopted a resolution calling for a review of policing services provided in the Province of New Brunswick, including in Moncton;

Whereas City Council has struggled since 2019 to improve policing services in the City, notably its downtown, by failing to convince the Codiac Regional Policing Authority to reduce the property crime wave in the City and by hiring Community Officers that have limited enforcement authority;

And whereas the proposed police station is to be constructed according to national RCMP standards that will be irrelevant if the RCMP no longer provides policing services in the future, and its size and costs are driven mostly by the number of Staff working within the building, which makes its size and costs impossible to predict until the fate of policing services is determined more definitively;

It is resolved that the City of Moncton pause the construction of the police station until the fate of the RCMP as a municipal policing services provider is determined more definitively.

It is further resolved that the City of Moncton hire an impartial expert on policing services in 2022 to update the 2010 policing services study in light of the aforementioned increases to RCMP salaries and benefits and the possibility the RCMP will no longer provide policing services to municipalities, as well as recent research on 'right-sizing' police forces and alternative public safety measures.

Moved by: Councillor Bourgeois
Seconded by: Councillor Richard

12.2 **Resolution** – Additional Funding – Municipal Capital Borrowing Board – RCMP Facility Project

WHEREAS the City Council of the City of Moncton has adopted a Capital Budget for the Codiac RCMP Police Project with a current estimated cost of \$54.3M.

WHEREAS the New Brunswick Municipal Capital Borrowing Board has previously provided conditional borrowing approval for \$46M on October 13, 2020

BE IT RESOLVED that the Municipality of Moncton submit to the Municipal Capital Borrowing Board, an application for authorization to borrow for an additional capital expense for the following term and amount:

<u>PURPOSE</u>	<u>AMOUNT</u>	<u>TERM</u>
Protective Services	\$8,300,000	30 years

Moved by : Deputy Mayor Léger
Seconded by : Councillor Edgett

MOTION CARRIED

Nay:
Councillor Bourgeois
Councillor Butler
Councillor Crossman
Councillor Richard

13. APPOINTMENTS TO COMMITTEES/NOMINATIONS À DES COMITÉS

14.
ADJOURNMENT/CLÔTURE DE LA SÉANCE

Motion : That the meeting be adjourned.

Moved by : Councillor Edgett

MOTION CARRIED

.....
Dawn Arnold
MAYOR

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

/9:55 p.m.

/smm