



Town of Aurora
Special Meeting of Council Minutes

Council Chambers, Aurora Town Hall
Tuesday, August 25, 2020

Attendance

Council Members Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland, Humfryes, Kim, and Thompson

Members Absent None

Other Attendees Doug Nadorozny, Chief Administrative Officer, Robin McDougall, Director of Community Services, Rachel Wainwright-van Kessel, Director of Finance, Jason Gaertner, Manager, Financial Management Services, Michael de Rond, Town Clerk, Linda Bottos, Council/Committee Coordinator

The Mayor called the meeting to order at 7 p.m.

Council consented to recess the meeting at 9:28 p.m. and reconvened the meeting at 9:40 p.m.

Council consented to extend the hour past 10:30 p.m.

Council consented to extend the hour past 11 p.m.

1. Approval of the Agenda

Main motion

Moved by Councillor Humfryes

Seconded by Councillor Kim

That the agenda as circulated by Legislative Services, including the following additional items, be approved:

- Delegation (a) Debra Wilson, Chair, Board of Directors, Aurora Chamber of Commerce; Re: Item 1 – CMS20-019 – Library Square – Tender Award and Update
- Delegation (b) Susan Walmer, Resident; Re: Item 3 – FIN20-001 – Library Square – Final Capital Investment Financing Strategy
- Delegation (c) Suzanne Haines, Executive Director, and Eric Acker, President, Aurora Cultural Centre; Re: Library Square Project
- Delegation (d) Bruce Gorman, Chief Executive Officer, Aurora Public Library; Re: Library Square Project
- Delegation (e) Joanne Russo, Chair, BIA (Written Delegation); Re: Support for Library Square Project
- Delegation (f) Michele Boyer, Resident; Re: Support for Library Square Project
- Delegation (g) Tim Jones, Resident (Written Delegation); Re: Support for Library Square Project
- Delegation (h) Mike Rathke, Resident and Owner of MR Menswear (Written Delegation); Re: Support for Library Square Project
- Item 4 – Memorandum from Mayor Mrakas; Re: Appointment to the Joint Council Committee
- By-law (b) By-law Number 6275-20 Being a By-law to amend By-law Number 6228-19, as amended, to govern the proceedings of Council and Committee meetings of the Town of Aurora.

Amendment No. 1

Moved by Councillor Gallo

Seconded by Councillor Gaertner

That the main motion be amended by adding the following clause:

“That Items 2 and 3 be considered prior to consideration of Item 1.”

**On a recorded vote the amendment was
Defeated**

Yeas: 3 Nays: 4
Voting Yeas: Councillors Gaertner, Gallo, and Gilliland
Voting Nays: Councillors Humfryes, Kim, and Thompson,
Mayor Mrakas

Amendment No. 2
Moved by Councillor Gallo
Seconded by Councillor Gilliland

That the main motion be amended by adding the following clause:

“That the provisions of the Procedural By-law be waived to permit each Member of Council to speak two times on a matter for a maximum of fifteen minutes each time.”

**On a recorded vote the amendment was
Defeated**

Yeas: 3 Nays: 4
Voting Yeas: Councillors Gaertner, Gallo, and Gilliland
Voting Nays: Councillors Humfryes, Kim, and Thompson,
Mayor Mrakas

**On a recorded vote the main motion
Carried**

Yeas: 5 Nays: 2
Voting Yeas: Councillors Gilliland, Humfryes, Kim, and
Thompson, Mayor Mrakas
Voting Nays: Councillors Gaertner and Gallo

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

3. Delegations

- (a) **Debra Wilson, Chair, Board of Directors, Aurora Chamber of Commerce**
Re: Item 1 – CMS20-019 – Library Square – Tender Award and Update

Ms. Wilson, on behalf of the Aurora Chamber of Commerce, expressed support for the Library Square project.

Moved by Councillor Humfryes
Seconded by Councillor Thompson

That the comments of the delegation be received and referred to Item 1.

On a recorded vote the motion
Carried

Yeas: 6 Nays: 1

Voting Yeas: Councillors Gaertner, Gallo, Humfryes, Kim,
and Thompson, Mayor Mrakas

Voting Nays: Councillor Gilliland

- (b) Susan Walmer, Resident**
Re: Item 3 – FIN20-001 – Library Square – Final Capital Investment
Financing Strategy

Ms. Walmer, on behalf of a small group of local citizens, expressed concerns regarding the continuance of the Library Square project in light of the current and possible impacts of the COVID-19 pandemic. She requested that Council pause the project, undertake a business case and needs analysis, and consult further with the public.

Moved by Councillor Gaertner
Seconded by Councillor Thompson

That the comments of the delegation be received and referred to Item 3.

On a recorded vote the motion
Carried

Yeas: 7 Nays: 0

Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfryes, Kim, and Thompson, Mayor Mrakas

Voting Nays: None

- (c) Suzanne Haines, Executive Director, and Eric Acker, President, Aurora**
Cultural Centre
Re: Library Square Project

On a motion of Councillor Humfryes seconded by Councillor Thompson, Council consented to permit the delegation additional time as required.

Ms. Haines and Mr. Acker, on behalf of the Aurora Cultural Centre, expressed full support for the Library Square project and provided context regarding the project initiation, collaboration, design, governance structure, ongoing operations, and quality of life in Aurora.

Moved by Councillor Kim
Seconded by Councillor Humfryes

That the comments of the delegation be received and referred to the Library Square discussions.

On a recorded vote the motion
Carried

Yeas: 7 Nays: 0
Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfryes, Kim, and Thompson, Mayor Mrakas
Voting Nays: None

(d) Bruce Gorman, Chief Executive Officer, Aurora Public Library
Re: Library Square Project

Mr. Gorman, on behalf of the Aurora Public Library Board, expressed full support for the Library Square project and commencement of the project without delay.

Moved by Councillor Humfryes
Seconded by Councillor Thompson

That the comments of the delegation be received and referred to the Library Square discussions.

On a recorded vote the motion
Carried

Yeas: 7 Nays: 0
Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfryes, Kim, and Thompson, Mayor Mrakas
Voting Nays: None

(e) Joanne Russo, Chair, BIA (Written Delegation)
Re: Support for Library Square Project

Ms. Russo, on behalf of the Aurora Business Improvement Association (BIA), submitted a written delegation expressing support for the commencement of the Library Square project.

Moved by Councillor Humfries
Seconded by Councillor Thompson

That the written comments of the delegation be received and referred to the Library Square discussions.

On a recorded vote the motion
Carried

Yeas: 7 Nays: 0
Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfries, Kim, and Thompson, Mayor Mrakas
Voting Nays: None

(f) Michele Boyer, Resident
Re: Support for Library Square Project

Ms. Boyer expressed support for moving forward with the Library Square project.

Moved by Councillor Thompson
Seconded by Councillor Kim

That the comments of the delegation be received and referred to the Library Square discussions.

On a recorded vote the motion
Carried

Yeas: 6 Nays: 1
Voting Yeas: Councillors Gaertner, Gilliland, Humfries, Kim,
and Thompson, Mayor Mrakas
Voting Nays: Councillor Gallo

(g) Tim Jones, Resident (Written Delegation)
Re: Support for Library Square Project

Mr. Jones submitted a written delegation in support of moving forward with the Library Square project.

Moved by Councillor Kim
Seconded by Councillor Humfryes

That the written comments of the delegation be received and referred to the Library Square discussions.

On a recorded vote the motion
Carried

Yeas: 7 Nays: 0
Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfryes, Kim, and Thompson, Mayor Mrakas
Voting Nays: None

(h) Mike Rathke, Resident and Owner of MR Menswear (Written Delegation)
Re: Support for Library Square Project

Mr. Rathke submitted a written delegation in support of moving forward with the Library Square project as planned.

Moved by Councillor Thompson
Seconded by Councillor Humfryes

That the written comments of the delegation be received and referred to the Library Square discussions.

On a recorded vote the motion
Carried

Yeas: 7 Nays: 0
Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfryes, Kim, and Thompson, Mayor Mrakas
Voting Nays: None

4. Consideration of Items Requiring Discussion

1. CMS20-019 – Library Square – Tender Award and Update

Council consented to vote on the second clause of the main motion as amended separately.

Main motion

Moved by Councillor Thompson

Seconded by Councillor Humfryes

1. That Report No. CMS20-019 be received; and
2. That Tender 2020-55-CMS for the Construction of the Library Square Project be awarded to Chandos Construction Ltd. in the amount of \$41,009,865 which includes additional allocated funds of \$328,000 resulting in a total project budget of \$51,939,500.

Amendment

Moved by Councillor Thompson

Seconded by Councillor Kim

That the main motion be amended by adding the following clauses:

“That a Library Square Construction Budget Control Task Force be established to monitor and examine all financial and budgetary aspects of Library Square during its construction phase and the spending of the project contingency; and

That two members of Council be appointed to the Task Force; and

That staff be directed to develop a Terms of Reference for the Task Force for approval by Council.”

**On a recorded vote the motion
Carried**

Yeas: 6 Nays: 1

Voting Yeas: Councillors Gaertner, Gilliland, Humfryes, Kim,
and Thompson, Mayor Mrakas

Voting Nays: Councillor Gallo

Main motion as amended

Moved by Councillor Thompson

Seconded by Councillor Humfryes

1. That Report No. CMS20-019 be received; and
2. That Tender 2020-55-CMS for the Construction of the Library Square Project be awarded to Chandos Construction Ltd. in the amount of

\$41,009,865 which includes additional allocated funds of \$328,000 resulting in a total project budget of \$51,939,500; **and**

3. **That a Library Square Construction Budget Control Task Force be established to monitor and examine all financial and budgetary aspects of Library Square during its construction phase and the spending of the project contingency; and**
4. **That two members of Council be appointed to the Task Force; and**
5. **That staff be directed to develop a Terms of Reference for the Task Force for approval by Council.**

On a recorded vote the first, third, fourth, and fifth clauses of the main motion as amended
Carried

Yeas: 6 Nays: 1

Voting Yeas: Councillors Gaertner, Gilliland, Humfryes, Kim, and Thompson, Mayor Mrakas

Voting Nays: Councillor Gallo

On a recorded vote the second clause of the main motion as amended
Carried

Yeas: 4 Nays: 3

Voting Yeas: Councillors Humfryes, Kim, and Thompson, Mayor Mrakas

Voting Nays: Councillors Gaertner, Gallo, and Gilliland

2. FIN20-019 – Library Square – Final Capital Investment Funding Strategy

On a motion of Councillor Gallo seconded by Councillor Humfryes, Council consented on a two-thirds majority vote to waive the provisions of the Procedure By-law to permit Members of Council to speak to the matter after the Chair called the vote.

Main motion

Moved by Councillor Kim

Seconded by Councillor Humfryes

1. That Report No. FIN20-019 be received; and

2. That Council approve the proposed adjustments to its previously approved funding strategy for Capital Project No. 81019 – Library Square, as presented.

Motion to refer

Moved by Councillor Gallo

Seconded by Councillor Gilliland

That Report No. FIN20-019 – Library Square – Final Capital Investment Funding Strategy be referred back to staff to return with a report on the pros and cons of proceeding with the Library Square project at this time.

**On a recorded vote the motion to refer was
Defeated**

Yeas: 3 Nays: 4

Voting Yeas: Councillors Gaertner, Gallo, and Gilliland

Voting Nays: Councillors Humfryes, Kim, and Thompson,
Mayor Mrakas

**On a recorded vote the main motion
Carried**

Yeas: 4 Nays: 3

Voting Yeas: Councillors Humfryes, Kim, and Thompson,
Mayor Mrakas

Voting Nays: Councillors Gaertner, Gallo, and Gilliland

**3. FIN20-001 – Library Square – Final Capital Investment Financing
Strategy**

Moved by Councillor Kim

Seconded by Councillor Thompson

1. That Report No. FIN20-001 be received; and
2. That the use of a construction line of credit up to a maximum value of \$38 million to fund the Library Square project during its construction be approved; and

3. That the Town finance any balance remaining in its construction line of credit as of substantial project completion through a floating rate capital loan for a period of up to a maximum of five years; and
4. That up to a maximum of \$12.9 million in long-term debt authority for the refinancing of the floating rate capital loan in the form of a debenture with up to a maximum repayment period of twenty years be issued within five years of the project's substantial completion; and
5. That the Treasurer be authorized to determine the appropriate value and repayment period for both the floating rate capital loan and long-term debt to be issued when it is required within the constraints as defined by Council; and
6. That Council approve the Library Square project's interim/long-term debt financing by-law; and
7. That upon finalization of the long-term financing plan, an informational report be provided to Council which outlines the details of such, including interest rates and net cost of borrowing.

**On a recorded vote the motion
Carried**

Yeas: 4 Nays: 3

Voting Yeas: Councillors Humfryes, Kim, and Thompson,
Mayor Mrakas

Voting Nays: Councillors Gaertner, Gallo, and Gilliland

**4. Memorandum from Mayor Mrakas
Re: Appointment to the Joint Council Committee**

**Moved by Councillor Humfryes
Seconded by Councillor Kim**

1. That the memorandum regarding Appointment to the Joint Council Committee be received; and
2. That Councillor Thompson replace Mayor Mrakas as one of the Town's representatives on the Joint Council Committee.

By-law Number 6276-20 Being a By-law to Confirm Actions by Council
Resulting from a Special Meeting of Council on August 25, 2020.

**On a recorded vote the motion
Carried**

Yeas: 4 Nays: 3

Voting Yeas: Councillors Humfryes, Kim, and Thompson,
Mayor Mrakas

Voting Nays: Councillors Gaertner, Gallo, and Gilliland

7. Adjournment

**Moved by Councillor Kim
Seconded by Councillor Thompson**

That the meeting be adjourned at 11:14 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk