



PUBLIC MINUTES
STANDING POLICY COMMITTEE ON FINANCE

Tuesday, September 5, 2017, 2:00 p.m.
Council Chamber, City Hall

PRESENT: Councillor A. Iwanchuk, Chair
Councillor R. Donauer, Vice Chair
His Worship Mayor C. Clark (Ex-Officio) at 3:12 p.m.
Councillor C. Block
Councillor B. Dubois
Councillor M. Loewen

ALSO PRESENT: Councillor Gersher at 3:15 p.m.
Councillor Gough at 3:26 p.m.
CFO/General Manager, Asset & Financial Management K. Tarasoff
Solicitor B. Bleakney
Deputy City Clerk D. Kanak
Committee Assistant H. Thompson

1. CALL TO ORDER

The meeting was called to order at 2:00 p.m.

2. CONFIRMATION OF AGENDA

Moved By: Councillor Dubois

1. That consideration of Item 11 - In Camera Agenda Items be done immediately following confirmation of agenda and that Committee move *In Camera* at 2:00 p.m. to consider item 11.2;
2. That the Public portion of the remainder of the agenda be considered at 3:00 p.m., followed by consideration of the remainder of the *In Camera* items; and
3. That the agenda be confirmed as amended.

In Favour: (5): Councillor Iwanchuk, Councillor Donauer, Councillor Block, Councillor Dubois, and Councillor Loewen

CARRIED UNANIMOUSLY

Moved By: Councillor Block

That the Committee move *In Camera* to consider Item 11.2.

In Favour: (5): Councillor Iwanchuk, Councillor Donauer, Councillor Block, Councillor Dubois, and Councillor Loewen

CARRIED UNANIMOUSLY

11. IN CAMERA AGENDA ITEMS

11.2 External Audit Services [CK. 1610-1]

The Committee moved *In Camera* at 2:07 p.m. and reconvened publicly in the Council Chamber at 3:12 p.m. with Councillor Iwanchuk, Chair; Councillor Donauer, Vice Chair; His Worship Mayor Clark and Councillors Dubois, Loewen and Block in attendance.

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Councillor Dubois

That the minutes of Regular Meeting of the Standing Policy Committee on Finance held on August 14, 2017 be adopted.

In Favour: (6): Councillor Iwanchuk, Councillor Donauer, Mayor C. Clark, Councillor Block, Councillor Dubois, and Councillor Loewen

CARRIED UNANIMOUSLY

5. UNFINISHED BUSINESS

6. COMMUNICATIONS (requiring the direction of the Committee)

6.1 Delegated Authority Matters

6.2 Matters Requiring Direction

6.3 Requests to Speak (new matters)

7. REPORTS FROM ADMINISTRATION

7.1 Delegated Authority Matters

7.1.1 Internal Audit Budget Information Update - August 2017 [CK. 1600-3 and AF. 1600-1]

Councillor Gersher entered the meeting at 3:15 p.m.

Moved By: Councillor Donauer

That the information be received.

In Favour: (6): Councillor Iwanchuk, Councillor Donauer, Mayor C. Clark, Councillor Block, Councillor Dubois, and Councillor Loewen

CARRIED UNANIMOUSLY

7.1.2 Request for Direct Sale of Former Railway Spurline - Between 47th and 48th Street, West of Wentz Avenue [CK. 4215-1 and AF. 4214-1]

Moved By: Councillor Donauer

1. That the direct sale of former railway spurline land located west of Wentz Avenue between 47th and 48th Street, to several adjacent property owners, be approved; and
2. That the City Solicitor attend to the execution of the Agreement by His Worship the Mayor and the City Clerk under the Corporate Seal.

In Favour: (6): Councillor Iwanchuk, Councillor Donauer, Mayor C. Clark, Councillor Block, Councillor Dubois, and Councillor Loewen

CARRIED UNANIMOUSLY

7.1.3 Request to Sell City-Owned Property - Aspen Ridge Neighbourhood Phase 3 [CK. 4215-1, AF. 4131-1 and LA. 4131-28 x 41]

CFO/General Manager, Asset and Financial Management Department Tarasoff and Director of Saskatoon Land Long address questions of the Committee regarding the current inventory and timing of the release of the lots.

Moved By: Councillor Dubois

1. That the Director of Saskatoon Land be authorized to sell 115 new single-family lots with legal descriptions: Lots 7 to 11, Block 713; Lots 1 to 30, Block 714; Lots 1 to 22, Block 715; Lots 1 to 17, Block 716; Lots 1 to 16, Block 717; Lots 1 to 14, Block 718; Lots 1 to 11, Block 719; all Plan No. 102207912, on Kenaschuk Crescent, Lane, Union, Way and Link through a lot draw process;
2. That if the parcels are not sold through the lot draw process, they will be placed for sale over-the-counter on a first-come, first-served basis;
3. That the Director of Saskatoon Land be authorized to make minor adjustments to the approved pricing that may be necessary to account for changes in servicing costs and lots being returned;
4. That the Director of Saskatoon Land be authorized to administer architectural controls for the 115 new single-family lots; and
5. That the City Solicitor be requested to prepare the Agreements for Sale and that His Worship the Mayor and the City Clerk be authorized to execute the agreements under the Corporate Seal.

In Favour: (5): Councillor Iwanchuk, Councillor Donauer, Mayor C. Clark, Councillor Dubois, and Councillor Loewen

Against: (1): Councillor Block

CARRIED

7.1.4 Request to Sell City-Owned Property - Marquis and Hudson Bay Industrial Areas [CK. 4215-1, AF. 4214-1 and LA. 4134-2 x 4134-14]

Moved By: Councillor Dubois

1. That the Director of Saskatoon Land be authorized to sell 17 lots (Lots 1 to 7, Block 945, Plan No. 102197729, Lots 1 and 2, Block 946, Plan No. 102197729, Lots 9 and 10, Block 949, Plan No. 102197729, Parcel E, Plan No. 101646659, Lot 5A, Block 280, Plan No. 102147904, and Lots 6 to 9, Block 869, Plan No.

- 102232347) in the Marquis and Hudson Bay Industrial areas through a public tender process with reserve bid prices;
2. That if the lots are not sold through the tender process, they be placed for sale over-the-counter on a first-come, first-serve basis for a period of six months;
 3. That the Director of Saskatoon Land be authorized to entertain acceptable market price offers on any lot which remains unsold after the six-month period following the public tender closing date, with offers to be solicited through the open market (standard terms) sales approach;
 4. That the Director of Saskatoon Land be authorized to make minor adjustments to the approved pricing that may be necessary to account for changes in the servicing costs and for returned parcels; and
 5. That the City Solicitor be requested to prepare the appropriate agreements and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

In Favour: (6): Councillor Iwanchuk, Councillor Donauer, Mayor C. Clark, Councillor Block, Councillor Dubois, and Councillor Loewen

CARRIED UNANIMOUSLY

7.1.5 Price Adjustment - Evergreen Boykowich Walk-out Lots [CK. 4131-1, AF. 4131-1 and LA. 4131-28 x 4131-30]

Director of Saskatoon Land Long addressed questions of the Committee regarding the financial implications.

Councillor Gough entered the meeting at 3:26 p.m.

Moved By: Councillor Loewen

That the Director of Saskatoon Land be authorized to reprice and sell 13 single-family lots with legal descriptions: Lots 1 to 6, Block 672 ; and Lots 1 to 7, Block 673; all Plan No. 102146891 on Boykowich Crescent in Evergreen.

In Favour: (6): Councillor Iwanchuk, Councillor Donauer, Mayor C. Clark, Councillor Block, Councillor Dubois, and Councillor Loewen

CARRIED UNANIMOUSLY

7.1.6 Proposed Elk Point Neighbourhood - Infrastructure Installation Summary [CK. 4131-33, AF. 4131-1 and LA. 4131-33]

Director of Saskatoon Land Long addressed questions regarding the phasing and approvals of Elk Point and the deep services installed.

General Manager, Community Services Grauer advised the Committee of the impact of the past growth in the city and how it was addressed at the time related to Elk Point.

Councillor Loewen excused herself from the meeting at 4:15 p.m. and returned at 4:17 p.m.

Moved By: Councillor Dubois

That the Standing Policy Committee on Finance recommend to City Council:

1. That the information be received and forwarded to the Standing Policy Committee on Planning, Development and Community Services for information; and
2. That there be consideration of a review by the internal auditor of the approval process relating to this matter and that the costs to audit this matter be provided prior to approval to proceed with such an audit as this would be an addition to the audit plan.

In Favour: (6): Councillor Iwanchuk, Councillor Donauer, Mayor C. Clark, Councillor Block, Councillor Dubois, and Councillor Loewen

CARRIED UNANIMOUSLY

7.1.7 Definition of External Consulting Services [CK. 225-1 and AF. 4560-1]

Councillor Donauer excused himself from the meeting at 4:20 p.m. and returned at 4:22 p.m.

Councillors Gersher and Gough excused themselves from the meeting at 4:21 p.m.

Moved By: Councillor Dubois

That the information be received and forwarded to City Council for information.

In Favour: (6): Councillor Iwanchuk, Councillor Donauer, Mayor C. Clark, Councillor Block, Councillor Dubois, and Councillor Loewen

CARRIED UNANIMOUSLY

7.2 Matters Requiring Direction

7.2.1 Amendments to Council Policy No. C09-006, Residential Lot Sales - General Policy [CK. 4131-1, x 1600-1, AF. 4131-1, x 1600-1, and LA. 4001-0]

Finance and Sales Manager Meinema addressed questions of the Committee regarding stakeholder consultation and the proposed amendments.

Moved By: Councillor Donauer

That the Standing Policy Committee on Finance recommend to City Council:

1. That the proposed amendments to Council Policy No. C09-006, Residential Lots Sales – General Policy, be adopted; and
2. That the City Clerk be requested to update Council Policy No. C09-006 as reflected in the report of the CFO/General Manager, Asset and Financial Management dated September 5, 2017.

In Favour: (6): Councillor Iwanchuk, Councillor Donauer, Mayor C. Clark, Councillor Block, Councillor Dubois, and Councillor Loewen

CARRIED UNANIMOUSLY

8. URGENT BUSINESS

9. MOTIONS (notice previously given)

10. GIVING NOTICE

11. IN CAMERA AGENDA ITEMS

Moved By: Councillor Dubois

That items 11.1; 11.3 to 11.6 be considered *In Camera*.

In Favour: (6): Councillor Iwanchuk, Councillor Donauer, Mayor C. Clark, Councillor Block, Councillor Dubois, and Councillor Loewen

CARRIED UNANIMOUSLY

11.1 Verbal Updates

11.3 Land Matters [CK. 4020-2 and AF. 4214-1]

11.4 Land Matters [CK. 4215-1, AF. 4214-1 and LA. 4221-15-009]

11.5 Land Matters [CK. 4020-1, AF. 4020-1 and LA. 4020]

11.6 Audit Matter

12. RISE AND REPORT

The Standing Policy Committee on Finance convened *In Camera* at 2:07 p.m. in Committee Room A, City Hall with all members of the Committee present.

Also present were the following members of the Administration: Solicitor Bleakney, Deputy City Clerk Kanak, the CFO/General Manager, Asset and Financial Management Tarasoff; Director of Finance Hack; and City Manager Totland.

The *In Camera* session recessed at 3:07 p.m. and reconvened publicly in the Council Chamber at 3:10 p.m. and further considered the matter *In Camera* at 4:42 p.m. and reported out publicly.

The Committee resolved as follows:

Agenda Item 11.2 regarding External Audit Services – (File No. CK. 1610-1)

Moved By: Councillor Donauer

1. That the information be received and that the August 14, 2017 report of the CFO/General Manager, Asset and Financial Management and the discussion remain *In Camera* under Sections 16, 17 and 18 of LAFOIPP;

2. That with respect to the procurement of External Audit Services, the Administration bring forward a report with respect to appointment of an External Auditor to the next public meeting of the Standing Policy Committee on Finance; and
3. That the Deputy City Clerk inform the Administration of the successful proponent as selected by the Committee.

In Favour: Councillors Iwanchuk, Donauer, Block, and Dubois

CARRIED UNANIMOUSLY

The Standing Policy Committee on Finance convened *In Camera* at 4:42 p.m. in Committee Room A, City Hall with all members of the Committee present. Councillor Loewen was excused at 5:04 p.m. during consideration of Item 11.5.

Also present were the following members of the Administration: the City Manager Totland, Solicitor Bleakney, Deputy City Clerk Kanak, the CFO/General Manager, Asset and Financial Management Tarasoff; and General Manager, Community Services Grauer.

Also present were the following:

- Regarding Agenda Items 11.3, 11.4 and 11.5 – Director of Saskatoon Land Long and Real Estate Manager Pfeil;

The *In Camera* meeting recessed at 5:40 p.m. and reconvened publicly in the Council Chamber at 5:47 p.m. with Councillors Iwanchuk, Block, Dubois and Donauer in attendance.

The Committee reported and resolved as follows:

Agenda Item 11.1 – Verbal Updates

There were no verbal updates from the Committee or the Administration.

Agenda Item 11.3 -Land Matter – (Files CK. 4020-2 and AF. 4214-1)

Moved By: Councillor Donauer

That the information be received; that the discussion and report remain In Camera under Sections 17(1)(d) and (e) of LAFOIPP; and that the Administration submit a report for consideration at a public meeting of the Standing Policy Committee on Finance on this matter.

In Favour: Councillors Iwanchuk, Donauer, Block, and Dubois

CARRIED UNANIMOUSLY

Agenda Item 11.4 – Land Matter (Files CK. 4215-1, AF. 4214-1 and LA. 4221-15-009)

Moved By: Councillor Donauer

That the information be received; that the discussion and report remain In Camera under Sections 17(1)(d) and (e) of LAFOIPP; and that the Administration submit a report for consideration at a public meeting of the Standing Policy Committee on Finance on this matter.

In Favour Councillors Iwanchuk, Donauer, Block, and Dubois

CARRIED UNANIMOUSLY

Agenda Item 11.5 – Land Matter (Files CK. 4020-1 and AF. 4020-1 and LA.4020)

Moved By: Councillor Donauer

That the information be received and that the report and discussion remain In Camera under Sections 17(1)(d) and (e) of LAFOIPP and that the Administration be requested to provide further reporting on the matter.

In Favour Councillors Iwanchuk, Donauer, Block, and Dubois

CARRIED UNANIMOUSLY

Agenda Item 11.6 – Audit Matter – In Camera meeting with Internal Auditor (File No. CK. 1600-1) with Deputy City Clerk, Solicitor Bleakney, Internal Auditor, Committee Members and Mayor Clark only in attendance.

This item did not proceed.

13. ADJOURNMENT

The meeting adjourned at 5:53 p.m.

Councillor A. Iwanchuk, Chair

D. Kanak, Deputy City Clerk