



**Municipality of Cambridge Bay
Regular Council Meeting #21-13
Thursday November 25, 2021 @ 12:00 pm.
Minutes**

Present	Staff
Mayor Angulalik Pedersen	Mosharef Hossain, Acting CAO
Deputy Mayor Derek Elias	Wiz Mohammed, Director of Planning and Projects
Councillor Sandi Gillis	Dianne Mala, Council Officer
Councillor Rejean Julien	Zoom CAO, Marla Limousin Kate Macmillan, Development Officer
Councillor Wilfred Wilcox	Delegation
Councillor Monica Angohiatok	None
Absent	Observers
Councillor Jenna Kamingoak	Peter Ohokak
Councillor Barrie Ferguson	Charles Zikalala

1. Call to Order

Mayor Angulalik Pedersen welcomed the members of Council and staff and called the meeting to order at 12:07 pm.

2. Opening Prayer

Deputy Mayor Derek Elias opened with Prayer.

3. Adoption of Agenda

Motion

To adopt the Agenda for RCM#21-13 Thursday November 25, 2021.

Moved by: Councillor Wilf Wilcox

Seconded by: Deputy Mayor Derek Elias



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CARRIED RCM#21-13-01

4. Declaration of Interest

None

5. Delegation

None

6. Approval of Minutes

Motion

To approve the Minutes of the RCM#21-12 October 20, 2021 as read.

Moved by: Councillor Rejean Julien

Seconded by: Councillor Monica Angohiatok

CARRIED #21-13-02

Motion

To approve the Minutes of SCM#21-03 November 4, 2021 as read.

Moved by: Councillor Rejean Julien

Seconded by: Deputy Mayor Derek Elias

CARRIED #21-13-03

7. New Business

- a. Change in signing authority from Previous Mayor Pam Gross to Deputy Mayor Derek Elias and to remove Pamela Gross from signing authority.



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Motion

To approve signing authority for Deputy Mayor Derek Elias and to remove Pam Gross from signing authority.

Moved by: Councillor Monica Angohiatok

Seconded by: Councillor Rejean Julien

CARRIED #21-13-04

b. Presentation of Arena Project – Wiz Mohammed, Director of Planning & Projects.

Ice Rink Foundation

The Arena ice rink design call for excavation to bedrock thereby allowing for mitigation of any movement which might result in crack(s) in concrete base.

Unfortunately, bedrock was found at three times the depth as called for in the Geotechnical Investigation which was conducted in Fall of 2019. It is to be noted that the sample boreholes were down the middle of the Ice Rink Foundation.

As a result of the depth at which bedrock was encountered, there were additional requirements including but not limited to the following;

- *Need for 2x more granular than initially budgeted*
- *Additional Piles*
 - *Needed to splice due to increase depth.*
- In order to meet schedule, need to fly up the additional Piles
 - In 2020, found that it waited too long as it got warm it became very difficult to do any drilling as the walls of the holes were collapsing around the drill.
 - Need to drill whilst Ground is still frozen
- Thankful Hamlet elected to design with excavating of only the Ice Rink Foundation and NOT the entire Complex other

Backfill Ice Rink Foundation

This past construction season was able to add required 4-inch granular initially then 2-inch granular in backfilling the Ice Rink foundation. Of the 18.2 feet excavation have approximately 2 feet or so to go before get back to grade. It is to be noted depending on the Compaction result on average granular was compacted every 12 inch of lift. Granular Contractor encountered some labour and equipment issues as result ran out of 2-inch granular material. Otherwise would have been able to complete backfill of the Ice Rink Foundation.

Building Envelope – 75 Percent completed

All 97 piles were installed, cross beams installed, arena superstructure is up and enclosed for the winter.

The roof of the arena was insulated during 2021 Construction season however walls are yet to be insulated as well the various doors were not installed.

First have to install flooring including rubber membrane throughout the Arena before these latter tasks are completed.



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- Ice Rink components in Cambridge Bay
- Bleachers in Cambridge Bay
- Virtual Scoreboard now in Cambridge Bay
- Electrical components in Cambridge Bay
- ¼ of Mechanical Components in Cambridge Bay

The impact of COVID-19 was also felt here in Nunavut and caused delays in procurement of some of the mechanical components including the Air Handling Units.

With COVID 19 pandemic in the south factories were closed or production curtained. paid for some of the material including that of the AHUs.

- Flooring and Membrane still outstanding
- Walls for rooms still outstanding

The next phase of the Arena build will be critical including that of the nuts-and-bolts type stuff and as such the Municipality is seeking to retain services of a proven Construction Contractor to help us through to the final stages. Regardless of which entity is selected it will be a proven majority Inuit owned Company that has a long presence in Nunavut and have been involve in larger multi-million-dollar projects.

Another reason for going this route is to possibly piggy back on the selected Company buying power to help us reduce procurement cost. The cost of material or supplies are not expected to reduce anytime soon. Once Administration completes it's due diligence, the recommended company will be brought forward to Mayor and Council allowing for open discussion as to positives and negative as Administration seek the go ahead.

Factors impact on Project Funding

Needed to pay salaries of Contractor staff during isolation as none of us ever anticipated impact of COVID 19 and the GN directive that all coming into the Territory needed to isolate for 14-days. The GN covered hotel and meals. Ice Rink Foundation 3x anticipated depth to Bedrock hence cost of additional granular required to backfill. With the additional required granular, there was extra cost for the Granular Contractor to crush the required material, haul and place. Three time the initial anticipated amount.

The requirement for additional piles as result of Ice Rink Foundation depth and need to fly in allowing for installation during time when still cold so that holes did not collapse around the drill. Had the piles not flown in, there would have been no piles installation, no Arena superstructure erection.

- *An example of the impact of COVID 19 on cost of material; steel went from \$500 per metric tonne in January 2021 to over \$1700/metric Tonne in April. Plywood went upward of \$80 per 4x8 sheet from typically \$40/sheet.*

In attempts to cover anticipated short fall in funding, Administration has already started to reach out to various entities including Federal Government. To date there has been positive response from CANNOR and additional funds from Federal Government through GN-CGS.

Mining Companies operating in the Kitikmeot Region and other private sector companies will be contacted seeking their financial assistance on this major Project for our Community.



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Please understand that the Rankin Arena cost the GN over \$35 Million.
The Cambridge Bay Arena will be under \$10M!

Comments:

- Deputy Mayor Derek Elias stated that it's understandable with Covid-19 being a factor with regards to unprojected expenses.
- Councillor Wilf Wilcox – In the new year we should look at contributing to some solutions to keep it rolling. Keep the status up to date.
- Director of Finance, Mosharef Hossain – The cost overrun hits hard hamlet's cashflows. We need to find alternative funding sources to cover the additional cost to complete next year's work.

- c. Kate Macmillan - Approval of Land for the Nunavut Housing Corporation and CB Housing Authority

Motion

To approve First reading of the Amendment to Community Plan By-Law No. 288 as read.

Motion by: Councillor Sandi Gillis
Seconded by: Councillor Rejean Julien

CARRIED #21-13-05

Abstained: Councillor Wilf Wilcox

Deputy Mayor declared Conflict of Interest as he is on the CB Housing Board, he left the room.

Motion

To approve First Reading of the Amendment to Zoning By-Law No. 289 as read.

Moved by: Councillor Rejean Julien
Seconded by: Councillor Sandi Gillis

CARRIED #21-13-06

Abstained: Councillor Wilf Wilcox
Deputy Mayor Derek Elias stepped back in the chambers.



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8. Around the Table

Items to be tabled for next meeting December 6, 2021 are:

- a. Hamlet of Cambridge Bay Financial Statements 2021-22 September 30/21.
- b. Presentation by Mayor Pedersen of the NAM meetings in Iqaluit.
- c. Solar Array – Support of Project with Kitikmeot Corporation – Motion required.

Councillor Wilf Wilcox - Want to see a comparative analysis of water usage/consumption after purchasing new water and sewage trucks. This report may be placed in the committee meeting or the Council in the new year. It will help to understand if we need to change the rates.

Deputy Mayor Derek Elias – Kudo’s to the municipal workers for keeping the roads maintained.

Mayor Angulalik Pedersen – Will be-out of town from Friday November 26-Monday November 29, 2021.

9. Adjournment

Motion

To Adjourn RCM#21-13 at 12:45 pm.

Moved by: Councillor Sandi Gillis

Seconded by: Councillor Monica Angohiatok

CARRIED#21-13-07

Minutes Approved by Motion # 21-14-02 on December 6, 2021

	
Mayor Angulalik Pedersen	CAO Marla Limousin