

PROVINCE OF QUÉBEC
Ville de Rosemère

A **Special meeting** of the Council of Commissioners of the Sir Wilfrid Laurier School Board was held in Directorate Conference Room of the Administration Centre, 235 Montée Lesage, Rosemère, QC and via teleconference on Thursday, July 5, 2018 at 9:00 hours, at which were:

Present in the Directorate Conference Room: Jennifer Maccarone, Chairperson; Commissioner Peter MacLaurin.

Present via teleconference: Commissioners Guy Gagnon, Paolo Galati, Vicky Kaliozakis, Peter MacLaurin, Anne McMullon, Ailsa Pehi and Parent Commissioners Sergio Di Marco, Stéphane Henley and Bob Pellerin; and Frédéric Greschner, Interim Director General;

Also present in the Directorate Conference Room were: Stephanie Krenn, Interim Director of Corporate Affairs and Secretary General; Robin Bennett, Director of Information Technology; Jérôme Dionne, Director of Material Resources and Transportation; Richard Greschner, Director of Human Resources; Geoffrey Hipps, Director of Pedagogical Services; Chao ling Pan, Director of Financial Resources; Donna Abel, Assistant Director of Financial Resources; Maxeen Jolin, Coordinator of Communications and Public Relations; and Jocelyne Thompson-Ness, Administration Officer.

Absent: Commissioners Dean Dugas, Vice-Chairperson; Emilio Migliozi, and Melissa Wall

0.0 Opening of Meeting:

The Chairperson called the meeting to order.

TIME: 9:04 hours

"We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Kanien'keha:ka or Mohawk nation. The Mohawk Nation is also known as the "Eastern Door Keepers" and is a member of the Haudenosaunee Confederacy, which also includes the Seneca, Cayuga, Tuscarora, Onondaga and Oneida Peoples.

All those who gather here are counted as esteemed stakeholders in our community and most importantly friends."

Acceptance of Agenda

Commissioner Peter MacLaurin MOVED THAT the agenda be approved as presented in document #SWLSB-2018/07/05-CA-001.

CC-180705-CA-0001

Carried unanimously

1.0 Engagement of Service Provider – Cellular Telephones, Service and Data:

*Engagement of Service
Provider – Cellular
Telephones, Service and Data*

WHEREAS the Council of Commissioners of the Sir Wilfrid Laurier School Board adopted resolution #CC-180425-IT-0099, approving the publication of a tender for a cellular service provider for a duration of 3 years with the possibility of an annual extension up to a maximum of 5 years;

WHEREAS the tenders were received and opened on June 8, 2018;

WHEREAS an evaluation of the equipment of the companies that submitted tender bids was conducted from June 11-18, 2018 to ensure optimal functioning of equipment in the more remote areas of the school board;

WHEREAS a Selection Committee was held on June 21, 2018 to review and evaluate the tenders;

*Commissioner Vicky Kalitziakos MOVED THAT, on the recommendation of the Corporate Committee, the Council of Commissioners of the Sir Wilfrid Laurier School Board award the service provider contract for cellular telephones, service and data to **Bell Mobility** for an initial period of 3 years with the possibility of an extension of up to 2 years.*

AND THAT the Chairperson, as well as the Interim Director General, be authorized to sign all documentation concerning this service contract;

FURTHER THAT, the Director of Information Technology, be authorized to sign documentation concerning this service contract, as per the Delegation of Functions & Powers of the Sir Wilfrid Laurier School Board, By-Law no BL2008-CA-01.

The Chairperson advised that the Council is ready to move ahead on this service contract with the receipt and examination of the additional information requested at the June 27, 2018 meeting. Post Council discussions resulted in a request to modify the resolution by adding that 25 data plans be removed from the contract. Commissioner Vicky Kalitziakos accepted the amendment.

Commissioner Paolo Galati entered the meeting.

TIME: 9:09 hours

In response to questions from the Chairperson, the Director of Information Technology noted:

- The additional contracts for cellular services attached to the office of the Director General are for programs authorized by the Directors General Table for which this school board acts as its fiduciary;
- The Ministère de l'Éducation et de l'Enseignement supérieur (MEES) provides the funding for these cellular phone contracts;
- There are three individuals involved in a project authorized by the Directors General Table that concluded on June 30, 2018 and the project is not being renewed so three cellular service contracts will be cancelled or transferred to persons in possession of the cellular phone for personal use;

Engagement of Service
Provider – Cellular
Telephones, Service and
Data

CC-180705-IT-0002

WHEREAS the Council of Commissioners of the Sir Wilfrid Laurier School Board adopted resolution #CC-180425-IT-0099, approving the publication of a tender for a cellular service provider for a duration of 3 years with the possibility of an annual extension up to a maximum of 5 years;

WHEREAS the tenders were received and opened on June 8, 2018;

WHEREAS an evaluation of the equipment of the companies that submitted tender bids was conducted from June 11-18, 2018 to ensure optimal functioning of equipment in the more remote areas of the school board;

WHEREAS a Selection Committee was held on June 21, 2018 to review and evaluate the tenders;

Commissioner Vicky Kalitziakos MOVED THAT, on the recommendation of the Corporate Committee, the Council of Commissioners of the Sir Wilfrid Laurier School Board award the service provider contract for cellular telephones, service and data to **Bell Mobility** for an initial period of 3 years with the possibility of an extension of up to 2 years;

AND THAT the Administration be mandated to reduce the data plans of this contract by 25, at its discretion;

AND THAT the Chairperson, as well as the Interim Director General, and in his absence or with his knowledge the Assistant Director General, be authorized to sign all documentation concerning this service contract;

FURTHER THAT, the Director of Information Technology, be authorized to sign documentation concerning this service contract, as per the Delegation of Functions & Powers of the Sir Wilfrid Laurier School Board, By-Law no BL2008-CA-01.

Carried unanimously

2.0 2018-2019 Tax Rates:

In response to questions from the Commissioners, the Chairperson noted:

- There is a two-year transition period to allow for the school boards in each region to determine which school board will be the entity to collect the taxes and if a unanimous decision cannot be made, the Comité de gestion de la taxe scolaire will be given the dossier;
- The school boards in Laurentides and Lanaudière, respectively, are lobbying to be the entity to collect the taxes;
- The Sir Wilfrid Laurier School Board has been invited to participate in discussions concerning the entity but given that this Council has not yet had its own internal discussions on the matter, no meetings have been scheduled;
- After the Directorate has the opportunity to review the one entity tax collection scenario it will bring its recommendations to the Corporate Committee in the fall;
- If the school boards in any given region cannot select an entity to handle the tax dossier, it will be undertaken by a Comité de gestion;
- The new tax rates are for the 2018-2019 school year only;
- Within two years there will be a harmonized school tax rate established by a MEES directive;
- This school board will receive an annual grant to ensure it has enough funds to sufficiently provide an education to its students because of its small size;
- People who switched to the French school board should be encouraged to switch back to the English school board for the purposes of the electoral list because once the Comité de gestion is in place the school board will not be able to ask people to transfer back to us.

2018-2019 Tax Rates

CC-180705-FR-0003

WHEREAS Bill 166: *An Act to reform the school tax system*, was adopted into law on March 28, 2018;

WHEREAS this law normalizes the school tax rates between the English and French school boards throughout Québec;

WHEREAS the school tax rates for the Laval, Laurentides and Lanaudière regions of the Sir Wilfrid Laurier School Board have been established for the 2018-2019 school year;

Commissioner Guy Gagnon MOVED THAT the Council of Commissioners of the Sir Wilfrid Laurier School Board approve the 2018-2019 school tax rates as follows:

REGION	RATE
Laval	\$0.23125
Laurentides	\$0.10540
Lanaudière	\$0.27072

Carried unanimously

3.0 Selection Committee – Ecologically Responsible Buildings:

The Director of Material Resources and Transportation advised the Council that, as per the resolution adopted at the June 27, 2018 meeting, the first step of this project is to select three companies to conduct feasibility studies which will be performed between September 5 and 7, 2018. Once the feasibility studies have been reviewed one of the three companies will be selected to undertake the project at the December 12, 2018 meeting of Council.

In response to questions, the Director of Material Resources and Transportation noted the external member engaged is a consultant who will thoroughly evaluate the three bidders retained in order to ensure that they are sound in their respective practices.

Commissioner Guy Gagnon stated that he will support this resolution but, while he is not against this project, he objects to the fact that a Commissioner does not have a seat on the Selection Committee.

In response to a question from Commissioner Peter MacLaurin, the Chairperson noted that it's the law that blocks Commissioners from sitting on this type of Selection Committee.

Selection Committee –
ecologically Responsible
Buildings

CC-180705-MR-0004

WHEREAS the Council of Commissioners of the Sir Wilfrid Laurier School Board adopted resolution #CC-180627-MR-0159, approving in principle the 2018-2019 Energy Project;

WHEREAS a Selection Committee for the first two steps of this project is required, as follows:

Step 1: Selection of three (3) energy saving companies to conduct individual feasibility studies; and
Step 2: Selection of one (1) energy saving company from step 1 to undertake the project;

Commissioner Anne McMullon MOVED THAT, on the recommendation of the Interim Director General, the Council of Commissioners of the Sir Wilfrid Laurier School Board approve that the Selection Committee for the energy saving companies, for the purposes of a feasibility study, be composed of the following members:

- 1 Member from the Directorate
- 1 Director of Material Resources and Transportation
- 1 External Member
- 1 Member from the Material Resources Department acting as Secretary of the Selection Committee

AND THAT all the Selection Committee members will be required to sign a confidentiality agreement.

Carried unanimously

4.0 Sports Complex:

4.1 Exclusive Agreement – MFONDIM Consortium:

The Chairperson advised that in order for the FTQ to proceed with this project a consortium has been created between Fondim and Groupe Montoni (1995) Division Construction Inc., now known as MFONDIM Consortium, to allow them to discuss collectively the options for the land and the construction of a sports complex. The resolution being presented is for an agreement in principle, which would restrict the school board from discussing this sports complex project with any other partners.

The Council entered into discussion and the Chairperson answered questions and concerns as follows:

- The FTQ is not bound by public sector rules so it can select whomever it wishes to do business with;
- Conflict of interest with respect to Groupe Montoni and the school board is a good observation but the FTQ can select whomever it wishes to join a project;
- An agreement in principle will allow for the project to move ahead;
- A grant application has been sent to the government for 22,000,000\$, making this school board one of 700 other parties seeking funding;
- The Ville de Laval supports the sports complex project;

- The law is clear in that the school board cannot cede the land to a partner such as the FTQ as said land can only be developed for educational purposes. The MEES agrees that this law needs to be changed as this project benefits not just the school board but also the entire Laval community. Discussions are being held with the MEES on how to go about getting this law amended;
- The FTQ received a grant from the government to create projects with the public sector so it also needs to have a discussion with the Ministère de la Santé et des Services sociaux.

Exclusive Agreement –
MFONDIM Consortium

CC-180705-CA-0005

WHEREAS the Sir Wilfrid Laurier School Board has launched a project to build a sports complex at Laval Junior Academy located at 2323, boulevard Daniel-Johnson, in Laval, which involves planning and building an indoor and outdoor soccer centre behind Laval Junior Academy that would include services, a playing field and an obstacle course for training, running tracks as well as facilities for use by Laval Junior Academy and the Fabrose and Monteuil soccer clubs, as sublessees (hereafter referred to as the “Sports Complex Project”);

WHEREAS Fondim and Groupe Montoni (1995) Division Construction Inc. have formed a consortium (hereafter referred to as “MFONDIM Consortium”) for consolidating their expertise and experience in the areas of entrepreneurship, financing and real estate;

WHEREAS MFONDIM Consortium has informed the Sir Wilfrid Laurier School Board that it is interested in becoming a stakeholder in the Sports Complex Project and, as such, in taking part in a major investment project;

WHEREAS each party wishes to establish the winning conditions for constructing new buildings designed to meet the needs of students of the Sir Wilfrid Laurier School Board and the community located in this geographic zone of the new downtown area of the City of Laval;

WHEREAS the parties wish to define the terms of an exclusive agreement that would enable MFONDIM Consortium to prepare and present to the Sir Wilfrid Laurier School Board, if applicable, a pre-development plan for the Sports Complex Project;

WHEREAS, in accordance with section 8 of the *Regulation respecting the norms, conditions and procedure for disposing of an immovable of a school board*, the school board may dispose of an immovable by agreement to a person offering a non-monetary consideration of a value not less than the value of the immovable, subject to the authorization of the Ministère de l'Éducation et de l'Enseignement supérieur;

WHEREAS the Ministère de l'Éducation et de l'Enseignement supérieur wishes to be informed of the intention of the Council of Commissioners of the Sir Wilfrid Laurier School Board concerning this project;

Commissioner Ailsa Pehi MOVED THAT the Council of Commissioners of the Sir Wilfrid Laurier School Board inform the Ministère de l'Éducation et de l'Enseignement supérieur that it fully supports the above-mentioned project with MFONDIM Consortium.

Carried unanimously

4.2 Exclusive Agreement – MÉDIFICE:

The Chairperson advised that, as with MFONDIM, Médifice wishes to build and manage a CHSLD, a long-term care facility, on the land behind Laval Junior Academy (LJA) that is not required to construct the sports complex. The eligibility requirements for this project are different from those for the consortium so the school board can move forward on a project with Médifice.

In response to questions and concerns, the Chairperson noted:

- A CHSLD could be constructed behind LJA and there could still be vacant land depending on the progress of the sports complex project;
- The tender process from the Ministère de la Santé et des Services sociaux (MSSS) was opened on July 4, 2018 and there have been changes made to the amount of land required for the CHSLD. The need for additional land is because the building to be constructed cannot be higher than four floors so it will be a shorter but longer and/or wider building than originally thought. The MSSS now seeking two-thirds of the land, which will have to be discussed. The bid will be open for two months;
- The sports complex remains a priority although the location of the CHSLD is perfect for the school board because CDC Pont-Viau can organize stages for its students;
- The project parameters dictate that there needs to be underground parking but there is nothing about outdoor parking so this would have to be looked into;
- The school board needs to know in advance just how much of the available land is being requested so that the school board is prepared in the event that Médifrice wins its bid;
- This is a revenue generating project;
- The agreement states that there is no commitment on the part of the school board;
- The school board does have the ability to withdraw from the project;
- The location of the building on the land is not known as there has been no formal presentation of the project to the Council;
- Discussions have been preliminary but now that a bid has been opened a proposal to the school board is needed;
- The initial presentation was for half of the land and this was rejected because, if the school board wishes to have a sports complex with dorms more land may be required;
- The school board cannot make any revenue from parking at this site but the Sir Wilfrid Laurier Foundation (SWLF) can;
- Many aspects of the sports complex need to be discussed with respect to the land and the other amenities that could be made available to the users of said sports complex. A Board of Directors for the sports complex would be required;
- The tenderer needs time to put together a proposal which is why the bid is open for 2-3 months;
- There will be no overlapping land, it is one piece for both projects;
- The Council will see the plans and vote on them but not the actual bids received;
- The Council will be privy to a pre-development plan for this project;
- Goal of the bidders is to protect themselves. The land is not being offered to anyone else with these agreements and the parties are not looking elsewhere for land.

Exclusive Agreement -
MÉDIFICE

CC-180705-CA-0006

WHEREAS the Sir Wilfrid Laurier School Board has launched a project to build a sports complex at Laval Junior Academy located at 2323, boulevard Daniel-Johnson, in Laval, which involves planning and building an indoor and outdoor soccer centre behind Laval Junior Academy that would include services, a playing field and an obstacle course for training, running tracks as well as facilities for use by Laval Junior Academy and the Fabrose and Monteuil soccer clubs, as sublessees (hereafter referred to as the "Sports Complex Project");

WHEREAS 9364-6297 Québec Inc. (hereafter referred to as "Médifrice") wishes to build and manage a long-term health care centre (hereafter referred to as the "CHSLD Project") following public tenders from the Government of Québec for this sector and proposes to use the land located behind Laval Junior Academy that will not have been used for the Sports Complex Project;

WHEREAS Médifrice has informed the Sir Wilfrid Laurier School Board that it is interested in becoming a stakeholder in the CHSLD Project and, as such, in taking part in a major investment project that would cost close to 40 million dollars, which represents a preliminary and conservative estimate;

WHEREAS each party wishes to establish the winning conditions for constructing new buildings designed to meet the service needs of the community located in this geographic zone of the new downtown area of the City of Laval;

WHEREAS the parties wish to define the terms of an exclusive agreement that would enable Médific to prepare and present to the Sir Wilfrid Laurier School Board, if applicable, a pre-development plan for the CHSLD Project;

WHEREAS, in accordance with section 7 of the *Regulation respecting the norms, conditions and procedure for disposing of an immovable of a school board*, the school board may dispose of an immovable by agreement, within the meaning of the *Act respecting health services and social services*, subject to the authorization of the Ministère de l'Éducation et de l'Enseignement supérieur;

WHEREAS such an agreement for disposing of the land belonging to the Sir Wilfrid Laurier School Board is conditional on an agreement between the Ministère de la Santé et des Services sociaux and the Ministère de l'Éducation et de l'Enseignement supérieur under section 7 of the *Regulation respecting the norms, conditions and procedure for disposing of an immovable of a school board*;

WHEREAS the Ministère de l'Éducation et de l'Enseignement supérieur wishes to be informed of the intention of the Council of Commissioners of the Sir Wilfrid Laurier School Board concerning this project;

Commissioner Peter MacLaurin MOVED THAT the Council of Commissioners of the Sir Wilfrid Laurier School Board inform the Ministère de l'Éducation et de l'Enseignement supérieur that it fully supports the above-mentioned project with Médifice.

Carried unanimously

5.0 Question Period

There were no questions.

6.0 Adjournment

Commissioner Peter MacLaurin MOVED the adjournment of the meeting.

Carried unanimously

TIME: 9:46 hours

NEXT MEETING ⇒ REGULAR ⇒ September 26, 2018