

REGULAR MEETING OF CITY COUNCIL MINUTES

Monday, November 24, 2025

5:30 pm

Council Chambers and Video Conference

Present: Mayor M. Shoemaker, Councillor S. Hollingsworth, Councillor S. Spina, Councillor L. Dufour, Councillor L. Vezeau-Allen, Councillor A. Caputo, Councillor R. Zagordo, Councillor M. Bruni, Councillor S. Kinach, Councillor C. Gardi

Absent: Councillor M. Scott

Officials: T. Vair, R. Tyczinski, S. Hamilton Beach, B. Lamming, S. Schell, P. Johnson, J. King, T. Anderson, F. Coccimiglio, P. Tonazzo, C. Rumiel, N. Ottolino, S. Facey, D. Perri, N. Maione, T. Vecchio, M. Zuppa, J. Turpin

14. Closed Session

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that this Council move into closed session to discuss one item concerning a proposed disposition of land by the municipality or local board;

Further Be It Resolved that should the said closed session be adjourned, the Council may reconvene in closed session to continue to discuss the same without the need for a further authorizing resolution.

Municipal Act R.S.O.2001 – section 239 (2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board

Carried

1. Land Acknowledgement

2. Adoption of Minutes

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that the Minutes of the Regular Council Meeting of November 17, 2025 be approved.

Carried

3. Questions and Information Arising Out of the Minutes and not Otherwise on the Agenda

4. Declaration of Pecuniary Interest

5. Approve Agenda as Presented

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that the Agenda for November 24, 2025 City Council Meeting as presented be approved.

Carried

6. Presentations

6.1 Battery Energy Storage Solution

Nathan Roscoe, Director of Development EDP Renewables Canada Ltd.; Joshua Vaidhyan, Manager, Wind Energy Team Samsung Renewable Energy Inc. were in attendance.

7. Communications and Routine Reports of City Departments, Boards and Committees – Consent Agenda

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that all the items listed under date November 24, 2025 – Agenda item 7 – Consent Agenda be approved as recommended.

Carried

7.1 Preliminary Report of Integrity Commissioner

The preliminary report of the Integrity Commissioner regarding Mayor Shoemaker and Councillor S. Spina was received by Council.

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that the preliminary report of the Integrity Commissioner dated November 12, 2025 be received as information.

Carried

7.2 Report of Integrity Commissioner – Third Party Complaints against Councillor Caputo

Antoinette Blunt was in attendance.

The report of the Integrity Commissioner was received by Council.

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that the report of the Integrity Commissioner dated September 11, 2025 be received as information.

Carried

7.3 Parking By-Law Enforcement – Municipal Parking Lots and Meters

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Resolved that the report of the Manager of Purchasing dated November 24, 2025 concerning Parking By-Law Enforcement – Municipal Lots and Meters be received and that the services be awarded to The Canadian Corps of Commissionaires Ottawa Division for the two-year period commencing January 1, 2026 at rates quoted, as required by Community Development and Enterprise Services – Transit and Parking Division.

Carried

7.4 Refuse Collection – Various Municipal Locations

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that the report of the Manager of Purchasing dated November 24, 2025 concerning Refuse Collection at eleven various municipal locations be received and that the services be awarded to GFL Environmental Inc. one year commencing January 1, 2026 at rates quoted, with the option to extend for up to four additional years upon mutual agreement, as required by Public Works and Engineering Services Waste Management.

Carried

7.5 2026 General Increase for Non-Union Staff

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Scott

Resolved that the report of the Human Resources Director dated November 24, 2025 concerning an Amendment to the 2026 General Wage Increase for Non-Union Staff be received and that Council approve up to an additional 1% increase be provided to full-time non-union staff over the formulated amount in By-law 2002-194 for the 2026 budget year.

Carried

7.6 Community Development Fund – 2025 Green Initiatives Program Funding Application Revision

Moved by: Councillor L. Dufour

Seconded by: Councillor M. Scott

Resolved that the report of the Sustainability Coordinator dated November 24, 2025 concerning Community Development Fund – 2025 Green Initiatives Program Funding Revision be received and that Council approve the amendments proposed by the Environmental Sustainability Committee.

Carried

7.7 Community Development Fund – Green Initiatives Program Applications 2025 Q4 Intake

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor M. Scott

Resolved that the report of the Sustainability Coordinator dated November 24, 2025 concerning Community Development Fund – Green Initiatives Program Applications 2025 Q4 Intake be received and that the recommendations of the Environmental Sustainability Committee to support the two projects as follows be approved:

1. F.H Clergue Bike Rack Project \$5,543, and
2. Helping Hands Circular Economy eCommerce Platform Project \$5,389.

Carried

8. Reports of City Departments, Boards and Committees

8.1 Administration

8.2 Corporate Services

8.3 Community Development and Enterprise Services

8.3.1 Municipal Support Resolution – Proposed Battery Storage Project

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that the report of the Manager of Business Attraction dated November 24, 2025 concerning Municipal Support Resolution – Proposed Battery Storage Project (Samsung) be received and that Council approve the municipal support resolution as outlined below:

Whereas the Proponent is proposing to construct and operate a Long-Term Capacity Services Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Capacity Services (Window 1) Request for Proposals (“LT2(c-1) RFP”) issued by the Independent Electricity System Operator (“IESO”); and

Whereas the capitalized terms not defined herein have the meanings ascribed to them in the LT2(c-1) RFP; and

Whereas the Proponent has delivered, no later than sixty (60) days prior to the Proposal Submission Deadline, a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available; and

- Unique Project ID of the Long-Term Capacity Services Project (if available): LT2c1-3250
- Legal name of the Proponent: Gateway Battery Energy Storage System Inc.
- Name of the Long-Term Capacity Services Project: Gateway Battery Energy Storage System Inc.
- Technology of the Long-Term Capacity Services Project: Battery Energy Storage System
- Maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW): 200MW
- Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: 1032 Great Northern Rd, Sault Ste. Marie, Ontario bearing PIN 31510-0218 (LT), PIN 31510-0220 (LT), and PIN 31510-0195 (LT).

Whereas pursuant to the LT2(c-1) RFP, if the Long-Term Capacity Services Project is proposed to be located in whole or in part on Municipal Project Lands, the Proposal must include Municipal Support Confirmation which may be in the form of a Municipal Resolution in Support of Proposal Submission; and

Now Therefore Be It Resolved that:

1. The Council of the City of Sault Ste. Marie supports the submission of a Proposal for the Long-Term Capacity Services Project located on the Municipal Project Lands.

2. This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(c)(iii) of the LT2(c-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Capacity Services Project or for any other purpose.
3. The Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Capacity Services Project to the satisfaction of the Municipality.
4. The Municipal Project Lands does not include lands designated as Prime Agricultural Areas in the City of Sault Ste. Marie's Official Plan.
5. Where the Municipal Project Lands does include lands designated as Prime Agricultural Areas in the City of Sault Ste. Marie's Official Plan as of the date of this resolution:
 - a. The Municipal Project Lands are not designated as Specialty Crop Areas;
 - b. The Long-Term Energy Project is not a Non-Rooftop Solar Project;
 - c. The Proponent has satisfied the AIA Component One Requirement to the satisfaction of the Local Municipality; and
 - d. If the Proponent is selected as a Selected Proponent under the LT2(c-1) RFP, the Council of City of Sault Ste. Marie will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete the AIA Components Two and Three Requirement.

The relevant By-Law 2025-160 is listed under Agenda item 12 and will be read with all by-laws under that item.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott				X
Results	10	0	0	1

Carried

8.4 Public Works and Engineering Services

8.5 Fire Services

8.6 Legal

8.7 Planning

8.8 Boards and Committees

9. Unfinished Business, Notice of Motions and Resolutions Placed on Agenda by Members of Council

9.1 Social Media Policy

Moved by: Councillor S. Kinach

Seconded by: Councillor M. Bruni

Whereas the Integrity Commissioner's Report dated November 11, 2025, recommended that the Corporation of the City of Sault Ste. Marie develop a formal Social Media Policy for Members of Council and local boards; and

Whereas Members of Council and local boards increasingly use social media platforms for communication, community engagement, and the expression of personal and official viewpoints; and

Whereas the absence of a dedicated Social Media Policy may lead to uncertainty regarding expectations for online conduct, privacy, and the separation of personal and official communication channels; and

Whereas establishing clear and consistent guidelines will enhance transparency, accountability, professionalism, and public confidence in municipal governance; and

Whereas the development of such a policy aligns with the principles and intent of the City's Code of Conduct for Council and Local Boards and supports procedural fairness and responsible communication practices;

Now Therefore Be It Resolved That staff be directed to develop a formal Social Media Policy for Members of Council and report back to Council.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott				X
Results	10	0	0	1

Carried

9.2 Empty Retail Space

Moved by: Councillor S. Hollingsworth

Seconded by: Councillor S. Spina

Whereas the city of Sault Ste. Marie is focused on creating a vibrant downtown for the entire community and tourists to enjoy;

Whereas the community and the surrounding area has a number of natural and cultural attractions that are currently promoted through social media, websites and the Ontario Tourism Centre;

Whereas there is an opportunity for the city to leverage empty retail space for experiential marketing campaigns to promote the natural gifts and events taking place in and around the community;

Whereas approximately six years ago Josh Ingram, Manager of the Downtown Association along with Ward 2 Councillor Hollingsworth did a pilot program promoting the community in empty store fronts at an economical costs;

Whereas filling empty store fronts with tourist promotional materials by using large-format window graphics, QR codes and decals, creates vibrant window displays that help “spruce” up these windows while engaging the public;

Whereas this practice is commonly utilized in shopping malls with great success until the space is leased;

Whereas these empty buildings are natural advertising tools that can promote other existing businesses and community attractions at a low cost;

Now Therefore Be It Resolved That tourism and public relations work closely with the downtown committee to draft a plan to execute a method to utilize these empty spaces for experiential marketing campaigns that can benefit existing businesses and tourism.

	For	Against	Conflict	Absent
Mayor M. Shoemaker	X			
Councillor S. Hollingsworth	X			
Councillor S. Spina	X			
Councillor L. Dufour	X			
Councillor L. Vezeau-Allen	X			
Councillor A. Caputo	X			
Councillor R. Zagordo	X			
Councillor M. Bruni	X			
Councillor S. Kinach	X			
Councillor C. Gardi	X			
Councillor M. Scott				X
Results	10	0	0	1

Carried

10. Committee of the Whole for the Purpose of Such Matters as are Referred to it by the Council by Resolution

11. Adoption of Report of the Committee of the Whole

12. Consideration and Passing of By-laws

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that all By-laws under item 12 of the Agenda under date November 24, 2025 be approved.

12.1 By-laws before Council to be passed which do not require more than a simple majority

12.1.1 By-law 2025-160 (Agreement) Gateway Battery Energy Storage System Inc.

Moved by: Councillor A. Caputo

Seconded by: Councillor S. Hollingsworth

Resolved that By-law 2025-160 being a by-law to authorize the execution of the Agreement between the City and Gateway Battery Energy Storage System Inc. for a proposed battery storage project in the form of a Municipal Support Resolution be passed in open Council this 24th day of November, 2025.

Carried

12.2 By-laws before Council for FIRST and SECOND reading which do not require more than a simple majority

12.3 By-laws before Council for THIRD reading which do not require more than a simple majority

13. Questions By, New Business From, or Addresses by Members of Council Concerning Matters Not Otherwise on the Agenda

15. Adjournment

Moved by: Councillor L. Dufour

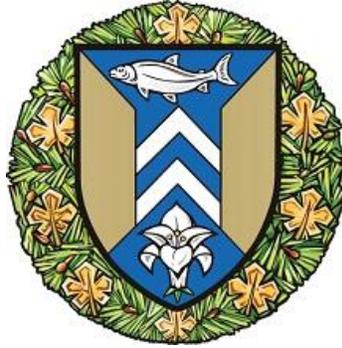
Seconded by: Councillor C. Gardi

Resolved that this Council now adjourn.

Carried

Mayor

City Clerk



The Corporation of the City of Sault Ste. Marie
Budget Meeting of City Council
Minutes

Monday, November 24, 2025

5:00 pm

Council Chambers and Video Conference

Present: Mayor M. Shoemaker, Councillor S. Hollingsworth, Councillor S. Spina, Councillor L. Dufour, Councillor L. Vezeau-Allen, Councillor A. Caputo, Councillor R. Zagordo, Councillor M. Bruni, Councillor S. Kinach, Councillor C. Gardi

Absent: Councillor M. Scott

Officials: T. Vair, R. Tyczinski, S. Schell, P. Johnson, S. Hamilton Beach, B. Lamming, T. Anderson, F. Coccimiglio, T. Vecchio, M. Zuppa, P. Tonazzo, C. Rumiel, N. Ottolino, S. Facey, J. King, D. Perri, N. Maione

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- 1. Land Acknowledgement**
 - 2. Approve Agenda as Presented**

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that the Agenda for November 24, 2025 Budget Meeting as presented be approved.

Carried

3. Adoption of Minutes

Moved by: Councillor L. Vezeau-Allen

Seconded by: Councillor C. Gardi

Resolved that the Minutes of Budget Meeting of November 17, 2025 be approved.

Carried

4. Declaration of Pecuniary Interest

4.1 Councillor L. Dufour – Sault Ste. Marie District Social Services Administration Board

Employee of Sault Ste. Marie District Social Services Administration Board.

5. Levy Boards

5.1 Algoma Public Health

Public health units are governed by the Health Protection and Promotion Act. Section 72(1)(a) states the obligating municipality must pay for the expenses incurred by the health unit in its performance of its functions and duties set out by the Act. Section 72(8) states that obligating municipalities will pay the amounts set out in the notice from the health unit at the times specified.

5.2 Sault Ste. Marie and Region Conservation Authority

Conservation Authorities are governed by the *Conservation Authorities Act*. Section 27 sets out the apportionment of costs based upon the benefit derived by each participating municipality. Any participating municipality that receives a notice of apportionment under section 27 may, within 30 days of receiving the notice, apply to the Ontario Land Tribunal, or to such other body as may be prescribed by regulation, for a review of the apportionment of the operating expenses.

Corrina Barrett, General Manager/Secretary Treasurer was in attendance.

5.3 Sault Ste. Marie District Social Services Administration Board

Councillor L. Dufour declared a conflict on this item. (Employee of Sault Ste. Marie District Social Services Administration Board.)

The Sault Ste. Marie District Social Services Administration Board (SSMDSSAB) is governed by the *District Social Services Administration Board Act*. Section 6 states the "municipality shall pay the amounts required to be provided by it for its share of the costs of social services to the board for its district, on demand." The Act allows for penalties to be imposed for non-payment.

Mike Nadeau, CEO and Katie Kirkham, Chief Paramedic Services, were in attendance.

6. Local Boards

Local Boards have the legislative ability to set their budgets and to be added to the municipal tax levy; however, the municipality may have a greater say in the service level that the board provides.

6.1 Public Library Board

A public library board is governed by the *Public Libraries Act*. The *Act* requires the library board to submit to Council annually an estimate required by the board for the fiscal year. Under the *Act*, Council can approve or amend and approve the estimates.

Matthew MacDonald, Chief Executive Officer and Rebekah Verdone, Acting Business Administrator were in attendance.

7. Adjournment

Moved by: Councillor L. Dufour

Seconded by: Councillor C. Gardi

Resolved that this Council shall now adjourn.

Carried

Mayor

City Clerk