

MEETING #513

MINUTES OF MEETING

GRAND FALLS-WINDSOR TOWN COUNCIL

HELD IN THE TOWN HALL

7:00 P.M., TUESDAY, AUGUST 27TH, 2019

PRESENT: Mayor: Barry Manuel
Deputy Mayor: Mike Browne
Councillors: Rod Bennett, Amy Coady-Davis, Shawn Feener,
Mark Whiffen
Staff: D. Finn, Chief Administrative Officer\Clerk
K. Antle, Director of Parks and Recreation
G. Hennessey, Economic Development Officer
K. Hutchinson, Executive Secretary

Prior to the meeting the Mayor signed a Proclamation for Ovarian Cancer Awareness Month for the month of September.

The Mayor called the meeting to order at 7:00 P.M. and asked for any errors or omissions to the Minutes of Meeting #511 of Tuesday, July 16th, 2019.

Motion

Bennett\Coady-Davis

Be it resolved that the Minutes of Meeting #511 of Tuesday, July 16th, 2019 would be adopted as circulated. This motion carried by a vote of 6-0.

The Mayor also asked for any errors or omissions to the Minutes of the Special Meeting #512 of Wednesday, August 7th, 2019.

Motion

Browne\Whiffen

Be it resolved that the Minutes of the Special Meeting #512 of Wednesday, August 7th, 2019 would be adopted as circulated. This motion carried by a vote of 6-0.

BUSINESS ARISING OUT OF THE MINUTES

None

DISBURSEMENT REPORT

Councillor Coady-Davis presented the disbursement report in the amount of \$648,336.98.

Motion

Coady-Davis\Feener

Be it resolved that the disbursement report in the amount of \$648,336.98 would be adopted as presented. This motion carried by a vote of 6-0.

Also Councillor Coady-Davis presented the disbursement report in the amount of \$272,530.52.

Motion

Coady-Davis\Bennett

Be it resolved that the disbursement report in the amount of \$272,530.52 would be adopted as presented. This motion carried by a vote of 6-0.

COMMITTEE REPORTS

Parks, Recreation and Special Events

The following report was presented by Councillor Bennett.

Compost Pile

The Committee discussed the odor coming from the compost pile on hot days during the summer. It was noted that at certain times we are not able to control the smells coming from the piles of green grass.

The Committee recommends looking for an alternate site and do up a costing to move the facility away from a residential area. One possible site is the

Saturday Drop-off facility. Until a new location is ready, the Committee recommends staff turn the pile regularly on days that the wind is blowing away from the residents on Circular Road.

Billy Ballard's Bike and Cart

The Committee discussed the installation of the Billy Ballard monument and the concerns around vandalism and deterioration of the bike and cart.

The Committee recommends staff develop a plan for the monument and report back to the Committee. It is the intention to have this project completed by this fall.

Grand Falls-Windsor Day Fireworks

The Committee discussed the troubles encountered with the fireworks display on Grand Falls-Windsor Day. Two (2) automotive dealerships had ashes on their vehicles from the fireworks. Staff washed all the cars on their lots and no damage was done to any of the vehicles.

The Committee recommends staff look for an alternate location for next year's fireworks display with a bigger fall out area.

Corduroy Brook Bridge

The Committee discussed the condition of the walking bridge across the Corduroy Brook next to the Skateboard Park. There is another walking bridge approximately one hundred (100) feet away downstream that is accessible and able to handle all the foot traffic from Shanawdithit Centennial Field parking lot.

Due to the rotten beams and foundering abutments, the Committee recommends for staff to remove this bridge.

Musubi Drum Circle

The Committee discussed correspondence from Musubi Drum Circle requesting to be incorporated into one of our special events.

The Committee recommends staff investigate the cost and to consider this entertainment for next year's Salmon Festival or one of our many special events.

First Nation Protocol

The Committee discussed a request from a citizen requesting the Town acknowledge the First Nation people and their traditional territory at the beginning of our Salmon Festival as per customary protocol.

The Committee recommends we follow this tradition for all of our major events. It is also recommended staff get in contact with the local First Nation group to ensure we follow proper procedure,

AED Correspondence

The Committee discussed correspondence from the local Softball League requesting an AED be installed at the Main Street Softball Clubhouse.

The Committee recommends purchasing and installing AED's in all our Recreation facilities that don't already have an AED.

Gymnastics Building

The Director informed the Committee the building we are currently renting for our Gymnastics Program is up for sale and we will need a new location for gymnastics if it does sell. The Committee also discussed the possibility of renting or purchasing the old Windsor Collegiate Gymnasium as an alternate site for gymnastics.

The Committee recommends the Engineering Department look at the building and formulate a cost estimate of the repairs needed to make the building usable for gymnastics.

Ski Club Contract

The Committee discussed the grooming\maintenance fee to be charged to the Exploits Nordic Ski Club. One operating season has passed and we know the Clubs normal operating revenues and expenses for each season.

The Committee recommends charging their Association \$10,000.00 per year for these services. Staff will invoice \$5,000.00 now and the remaining \$5,000.00 at the end of December 2019.

Art Ex Correspondence

The Committee discussed correspondence from the Art Ex Festival Corporation requesting a \$2,000.00 corporate sponsorship.

The Committee recommends referring this to the next Finance and Administration Committee meeting.

Salmon Fishing Paths

The Committee discussed the many salmon fishing paths that make their way to the Exploits River from the Scott Avenue area.

The Committee recommends the Director to look at the new access points Bishop's Falls have constructed to give better access for fishermen\women to the Exploits River and report back to the Committee.

Main Street Softball Dugouts

Councillor Whiffen informed the Committee the Softball Leagues were looking for some shelving in the Main Street dugouts.

The Committee recommends the Director check with the Leagues about the details of the request.

Thomas Amusements

The Committee discussed a request from the Mayor to move the Thomas Amusements set up from Maloney Street to Shanawdithit Centennial Field for next year's Salmon Festival.

The Committee recommends the Director check with the Soccer Association to see if Thomas Amusements moving to Shanawdithit Centennial Field would affect their Summer Soccer Program.

Pickle Ball Court

The Committee discussed a request from the Pickle Ball group to paint another Court on the Basketball Court facility.

The Committee recommends the Director make the arrangement to have the Court painted as soon as possible.

Motion

Bennett\Feener

Be it resolved that these recommendations and report would be adopted as circulated. This motion carried by a vote of 6-0.

Councillor Whiffen advised that he was looking for clarification on the Ski Club. In the Minutes it states that we will be charging \$5,000 now and another \$5,000 in December 2019 which to him indicates we are charging them for the season past. It was his understanding that \$5,000 would be paid at the beginning of the season coming and not what had past.

The Director of Parks and Recreation advised that the \$10,000 is for the 2018\2019 season which has past, but to ensure they have enough money to get into the season when they start, we will charge them \$5,000 now and they will have sufficient funds by the end of the year to pay for the end of the year and next year charge them the same fee.

Mayor Manuel explained that the Town provides grooming for the ski trail depending on the weather conditions three (3) or four (4) times a week. The Mayor remembers when just four (4) or five (5) years ago the Ski Association had just over twenty (20) members and now five (5) years later with the addition of lights and the continued hard work by the group who run that Association they have over six hundred (600) members. This is a big increase and we look forward to it increasing in the future.

Councillor Bennett noted that the First Nation protocol was brought in by the Federal Government a little over a year ago and wanted to let everyone know that Grand Falls-Windsor is one of sixty-six (66) communities in the Province that say it is an aboriginal community, so it is right for the Town of Grand Falls-Windsor to follow this protocol.

Deputy Mayor Browne commented that he knows the people on Circular Road have had a rough summer with the compost pile and the aroma that comes from it. He said he couldn't be happier that we are looking for a new location for it. Hats off to the Parks and Recreation Department who have been trying to control the odor, but a new location is definitely needed.

Mayor Manuel noted that he fully supports finding a new location because even though the smell is not there every day, it is dependent on the weather conditions and wind direction, but when it is there it is too much. A tremendous amount of resources has been used to keep turning it every day and it is hard to control. It is very popular with the community in terms of people using the soil for their gardens so let's hope we find somewhere by the spring so we can move it and alleviate any concerns or stress.

Mayor Manuel also wanted to clarify that in the Minutes there was a request from him to move the Thomas Amusements to Shanawdithit Centennial Field, but in fact it was not a request by him, but a request was made to him from a resident.

Finance and Administration

The following report was presented by Councillor Coady-Davis.

Labour Report

The Committee reviewed the labour costs as of week twenty-nine (29). Total labour was \$1,951,802. This was \$3,241 under Budget.

The Committee recommends that staff continue to monitor labour costs.

Cash Collections

The Committee reviewed taxation collection for June 30th, 2019. Total taxation receivable as of that date was \$4,723,400 (\$4,000,843 – 2018) – an increase of \$722,556 (18.06%) from the previous year.

The Committee recommends that staff increase its collection efforts.

Disbursement Report

The Committee reviewed the Disbursement Report in the amount of \$648,336.98 and recommends this be presented at the next Council Meeting.

Non-Smoking Policy

The Committee discussed a complaint from the public regarding staff smoking in public.

The Committee recommends that management continue to review the policy and to have discussions with staff about the importance of being mindful of being in the public eye.

Municipalities Newfoundland and Labrador Tire Program

The Committee discussed the Municipalities Newfoundland and Labrador Tire Program for the Municipal Fleet.

The Committee recommends utilizing this Program to realize savings on future tire purchases.

Website Proposal Evaluation

The Committee discussed the results of the Request for Proposals for the development of a new Website.

The Committee recommends delaying awarding of this project until the fall when more information can be gathered.

Business Tax

The Committee reviewed the outstanding business taxes that are being disputed by a resident.

The Committee recommends that staff discuss with the resident and gather more information.

Tenders

The Committee reviewed a tender summary for Four (4) Double-Sided Solar Powered Pedestrian Crosswalk Signs.

The Committee recommends that this be awarded to Construction Signs Ltd. in the amount of \$16,425.00 plus HST.

The Committee reviewed a tender summary for a Heat Pump (Mini Split) for the YMCA.

The Committee recommends that this be awarded to Air-Tite Sheet Metal Ltd. in the amount of \$13,900.00 plus HST.

The Committee reviewed a Request for Proposals for the Regional Recreation Complex Feasibility Study.

The Committee recommends that this be awarded to Lat49 Architecture Inc. in the amount of \$59,540 plus HST.

Funding Requests

The Committee reviewed a request from the College of the North Atlantic to sponsor an orientation breakfast for students and staff.

The Committee recommends \$500 be approved.

The Committee received a request from the Reunion Co-ordinator for the graduating classes of 1966.

The Committee recommends this be denied.

I move the recommendations and report of this Committee.

Motion

Coady-Davis\Bennett

Be it resolved that these recommendations and report would be adopted as circulated. This motion carried by a vote of 6-0.

Finance and Administration

Prior to the reading of these Minutes Councillor Bennett was excused from the meeting due to a perceived conflict of interest.

The following report was also presented by Councillor Coady-Davis.

Job Evaluation Committee – Terms of Reference

The Committee discussed the Terms of Reference and a Letter of Understanding relating to the Joint Job Evaluation Committee.

The Committee recommends staff continue working as part of the Committee and keep them updated on any future progress.

I move the recommendations and report of this Committee.

Motion

Coady-Davis\Feener

Be it resolved that this recommendation and report would be adopted as circulated. This motion carried by a vote of 5-0.

Councillor Bennett returned to the meeting at this time.

Public Works and Planning

The following report was presented by Deputy Mayor Browne.

Blackmore Street Development

Mr. Fraser Paul and Mr. Eldon Davis attended the meeting at 6:00 P.M.

The Committee welcomed Mr. Fraser Paul and Mr. Eldon Davis of 10538 NFLD Limited to discuss the future development of Blackmore Street. The Town has indicated that no further development can occur until the first phase has been paved along with all concrete curb\gutter and sidewalk. All agreed that needs to be completed soon.

A proposal to complete the requirements of Phase I was provided to the Committee by 10538 NFLD Limited. The Committee recommends that the proposal be reviewed and discussed at the next Committee of the Whole meeting.

Mr. Fraser Paul and Mr. Eldon Davis were excused from the meeting at 6:45 P.M.

Pondview Waterline

The Committee reviewed a request from a resident on Pondview Drive to extend the water line to the last property and provide service lines to connect to the Town's water. Currently, there are some homes that only have water from their own wells. Total cost to complete this work is near \$300,000.

The Committee recommends this request be denied. These properties were purchased at a reduced rate due to lack of services and as with any development, the developer is responsible in extending the water line to the properties. This was relayed to the homeowners when these lots were developed.

Cul-de-sac Responses

The Committee reviewed the responses from residents on Tucker Place, Hicks Place and Ebsary Place concerning parking in the center of the cul-de-sacs. Council requested staff reach out to these individuals as it is currently prohibited and one resident requested it be changed. A total of one hundred and twelve (112) letters were mailed out and only sixteen (16) responses were received. Fifteen (15) were in favour with one opposed. The Committee has concerns with long term parking and obstruction of Town services such as garbage, snow clearing and emergency services, etc...

The Committee recommends that staff prepare a drawing to identify how many parking spaces can be achieved, complete line painting and change the sign to permit seasonal parking from April 1st to October 31st only.

Signage Posted Without Permit

The Committee discussed the concerns of various areas around Town with signage, including that for businesses that have been erected without a permit. Municipal Enforcement has been removing such signs when they are discovered.

The Committee recommends review of the Signage Policy to ensure all areas are covered. In addition, the Committee recommends there be a community billboard located in some strategic location to allow signage related to the river and outdoor recreational activities to help promote tourism.

NF Power Easement

The Committee reviewed correspondence from NF Power regarding a proposed reroute of a transmission line around Penney Paving Ltd. pit on the west end of Town. Penney Paving Ltd. notified NF Power that access can be easily granted to the line through their pit and a reroute should not be needed.

The Committee recommends staff contact NF Power to obtain more information. It appears relocation is not required, if access is permitted.

Engine Brake

The Committee discussed a concern from a resident on Lind Avenue about large trucks using their engine brakes on the Trans Canada Highway through the night. This has caused excessive noise for the residents. The Committee noted the RCMP has been contacted and a joint effort to help reduce this will be explored. The Town has no jurisdiction on the Trans Canada Highway and would need to lobby Government to assist in preventing use if needed. The Committee also noted that there is construction on the Trans Canada Highway and this may be contributing to truck required to slow down or stop quickly that wasn't there before.

The Committee recommends staff reach out to the resident explaining possible reasons and for it to be monitored to see if it continues after the construction is completed.

Land Sales Policy

The Director of Engineering and Works informed the Committee that there may be instances where acquisition of land from Crown Lands will cost more than the current policy permits the Town to sell it. In these cases, the policy should state it to be sold as cost plus ten percent (10%) for overhead.

The Committee recommends staff make the necessary proposed changes in the policy and bring to the Finance and Administration Committee for review.

Intersection – Cromer Avenue\Pinsent Drive

The Committee reviewed a concern of a business owner adjacent to the traffic lights at the intersection of Cromer Avenue and Pinsent Drive. The business has two (2) entrances on either side of the lights and some traffic drives through it when travelling southbound on Cromer Avenue to avoid the red light.

The Committee recommends an evaluation of this intersection be completed. Traffic activated lights may reduce this as it helps reduce traffic delays.

Lincoln Road Crosswalks

The Committee further reviewed concerns brought forward by residents on crosswalks along Lincoln Road, particularly in the Pine Avenue area. It was previously decided to complete a review of the area to ensure it meets the TAC Pedestrian Crossing Control Guide. The Police Chief has provided additional observations and recommendations that would help to improve the area.

The Committee recommends some signage be relocated, additional pedestrian ahead signs be installed and some tree trimming be conducted to enhance visibility in this area.

Traffic Lights

The Committee discussed the new traffic lights that have been installed in 2019. All of these traffic lights meet TAC Standards. Several residents voiced concerns and there have since been additional signage and painting completed to help alleviate confusion. In particular, Committee members noted at the Hardy Avenue\Toulett Drive lights, traffic from Toulett Drive turning left on Hardy Avenue occasionally forget that the intersection is a four-way intersection with traffic exiting Home Hardware on a green light.

The Committee recommends additional signage be placed on Toulett Drive to remind traffic that vehicles are exiting Home Hardware on a green light. In addition, the Public Works Department needs to make painting at the traffic lights, including directional arrows, a priority every year.

I move the recommendations and report of this Committee.

Motion

Browne\Bennett

Be it resolved that these recommendations and report would be adopted as circulated. This motion carried by a vote of 6-0.

Mayor Manuel commented that the Business owner at the intersection of Pinsent Drive and Cromer Avenue has concerns about drivers driving through his parking lot to skip the lights. He referenced that the traffic activated lights may help and that is indeed planned for that intersection so if there are traffic activated lights there and no traffic turning left onto Pinsent Drive, then the lights will stay green on Cromer Avenue and will see a lot less time to bypass.

Mayor Manuel advised regarding the Pondview Drive water situation it is safe to say that everybody would like to see all houses in Grand Falls-Windsor connected to the Municipal services. This situation reminds me of a situation that happened a few years ago on Grenfell Heights where some residents wanted a connection to the Municipal services. He explained, some people would have purchased their properties at the development stage and others purchased these properties once the house had been built, but either way the owners of these properties had the knowledge that it was well water and that would have been reflected in the asking price of these houses. So in his opinion, much like the Grenfell Heights situation a few years ago, in that it was difficult to justify using taxpayers money to connect these four (4) residences to Municipal water at a cost of \$300,000 when they had not paid for that when they purchased their houses or the development of the services as everyone else would have.

Councillor Whiffen advised that with regards to the 1C Valley Road issue he would like to speak against it and he would like to have that topics separated from the Minutes and voted on separately.

Motion

Whiffen\Coady-Davis

Be it resolved that the item for 1C Valley Road be removed and voted on separately. This motion carried by a vote of 6-0.

There was no discussion on the Motion.

Mayor Manuel advised that we will continue with the discussion on the remainder of the Minutes and get them adopted before we go back to the separated item of 1C Valley Road.

There was no more discussion on the remainder of the Minutes.

Mayor Manuel asked Deputy Mayor Browne to re-read the removed item of the Public Works and Planning Minutes regarding 1C Valley Road.

Public Works and Planning

The following report was also presented by Deputy Mayor Browne.

1C Valley Road

The Committee reviewed a final proposal from the owner and potential purchaser for a new home to be constructed at 1C Valley Road. The request is to rezone the upper portion of the property to accommodate this construction.

The Committee recommends that the rezoning process be permitted to commence based on this last proposal. Due to the lay of the land, the proposal submitted is the most logical location for the zone boundary and house location that will meet both the residents and Council's concerns.

I move the recommendation and report of this Committee.

Motion

Browne\Coady-Davis

Be it resolved that this recommendation and report would be adopted as circulated. This motion carried by a vote of 4-2

Councillor Whiffen stated that he is against the development of 1C Valley Road and does not agree with people being able to build wherever they want just because the land is available. Where this property is proposed does not line up with any of the other types of development in the area. He believes that any existing development should be developed along the existing roadways and be able to easily connect to existing infrastructure. The location is private land but will be out of place and out of line with other houses and there is not a solid plan for the Riverfront Development and how anything will be impacted on the river. Councillor Whiffen also stated that he does not support having individual residential access on Scott Avenue and believes that any access to residential properties should come from one of the side roads.

Deputy Mayor Browne commented that all we are doing this evening is allowing the rezoning process to commence and the process to start. There is no final decision being made with respect to allowing the property to be constructed.

Once the rezoning has taken place, then we will discuss the final decision with regards to the construction on 1C Valley Road.

Mayor Manuel commented that we have already contacted the residents in that neighbourhood about the proposed development and received one (1) objection. He advised that this is still hypothetical because it is privately owned and there is an individual who has some interest in purchasing the land, but they wanted to know that if they did that they will be able to develop it as they perceive to do so.

Councillor Bennett commented that he supports this development because it is a hidden gem off the road and it is not too often that you get an opportunity to put a beautiful home on the Exploits River. He went on to say that it is his understanding that if this land is rezoned and the construction does go ahead that the water and sewer costs are up to the individual, therefore there is no cost to the Town.

Councillor Feener commented that he does not support the development at 1C Valley Road because it is a Riverfront property and the Town is in the process of developing the Riverfront and also access to Scott Avenue is not accessible by any other residential property in the area.

Mayor Manuel commented that he does support this development and in fact it is not right on the river. The property has actually been pushed back far enough so that an easement would be left to access as a through fare so there would not be an issue. In terms of future planning, it is privately owned and we cannot plan for it anyway unless we plan to buy it. It is not aligning with current residents there, but it is certainly a stone thrown away from where Valley Road begins. I feel if we do not allow this development to take place the property could just sit vacant for a long time, if not permanently. That would be a shame because this is an opportunity for us to have tax paying residents in that area. Municipalities are encouraged to infill so they want you to put houses in your boundary without having to expand. There are multiple driveways off Scott Avenue so he does not see the issue with this driveway.

Public Works and Planning

The following Municipal Plan and Development Regulation Amendment No. 4, 2018 was presented by Deputy Mayor Browne:-

The Town Council of Grand Falls-Windsor wishes to amend its Municipal Plan and Development Regulations. The proposed amendment seeks to change the 2012-2022 Municipal Plan's Future Land Use Map and it's Development

Regulations Land Use Zoning Map. The purpose of this Amendment No. 4, 2018 is to re-designate an area of land from “Commercial” to “Public Use” on the Future Generalized Land Use Map of the Municipal Plan and to rezone an area from “Commercial Downtown” to “Public Use” on the Land Use Zoning Map of the Development Regulations.

The intent of this change is to enable the development of the Long-Term Care Facility (60 beds) on Scott Avenue as submitted by the Government of Newfoundland and Labrador.

Motion

Browne\Coady-Davis

Be it resolved that I, Deputy Mayor Browne, move to adopt this Municipal Plan and Development Regulation Amendment No. 2, 2018 under the authority of Section 16 of the Urban and Rural Planning Act 2000, the Town Council of Grand Falls-Windsor adopts Amendment No. 4, 2018. This motion carried by a vote of 6-0.

Deputy Mayor Browne reiterated that this amendment is to allow the construction of the new Long Term Care Facility development on Scott Avenue to commence construction. This is good news for Grand Falls-Windsor that it is being built on time and on schedule.

Mayor Manuel advised that we have to follow the Town Plan and Urban and Rural Planning Act and there are times when land use designations are needed to be changed and this is an example of just a formality to ensure that the new facility would meet the Town Plan. Any time we need to change the Town Plan we have to go through this process and submit it to Government to ensure that everything is in accordance to proper procedure.

Committee of the Whole

The following report was presented by Deputy Mayor Browne.

KPMG Draft Report

Council reviewed the July 10th, 2019 draft Organizational and Operational Review Report from KPMG and accepts all the recommendations in principle. Some minor edits are required before the final report will be provided to Council.

Council recommends that Management work with KPMG to finalize the report that will be made available to the public. As well, Council requests that

Management develop an implementation plan that will include time frames when the report can be released to staff and the public.

I move the recommendation and report of this Committee.

Motion

Browne\Whiffen

Be it resolved that this recommendation and report would be adopted as circulated. This motion carried by a vote of 6-0.

Mayor Manuel explained that this is a requirement for the Organizational and Operational Review that has been discussed for some time and KPMG were the successful bidder. Very soon Council will have the final report in hand and we can adopt it and it will be released to the public in approximately four (4) to six (6) weeks.

Finance and Administration

The following report was presented by Councillor Coady-Davis.

Home Based Business

The Committee met with local business owners to discuss their concerns over the Home Based Business tax rates and the impact on other business owners.

The Committee recommends the business owner reach out to others in the area and to send their concerns in writing to Council for consideration in the future.

Ashley and Hazel Elliott were excused from the meeting at this time.

Labour Report

The Committee reviewed the labour costs as of week thirty-two (32). Total labour was \$2,213,397. This was \$7,281 (0.3%) under Budget.

The Committee recommends that staff continue to monitor labour costs.

Cash Collections

The Committee reviewed taxation collection for July 31st, 2019. Total taxation receivable as of that date was \$3,979,323 (\$3,463,877 – 2018) – an increase of \$515,446 (14.88%) from the previous year.

The Committee recommends that staff increase its collection efforts.

Disbursement Report

The Committee reviewed the Disbursement Report in the amount of \$272,530.52 and recommends this be presented at the next Council meeting.

Grand Falls-Windsor Heritage Society

The Committee reviewed a draft of the Operating Agreement between the Heritage Society and the Town of Grand Falls-Windsor.

The Committee recommends that staff meet with the Heritage Society to go through the Agreement and get their feedback.

Community Healthy Living Fund

The Committee reviewed the Community Healthy Living Fund Application and recommends that staff finalize the documents and send for consideration.

Land Sale Policy

The Committee reviewed the revisions to the Land Sale Policy regarding the sale of Crown Land that must be purchased by the Town of Grand Falls-Windsor prior to the sale. The revisions ensure that the Town does not sell the land less than what they purchased it for.

The Committee recommends that these changes be approved.

Funding Request

The Committee reviewed a request for funding towards the Joe Warren Memorial Auditorium for roof repairs.

The Committee recommends that this be denied, however, for staff to reach out and offer Town of Grand Falls-Windsor merchandise to use towards fundraising.

I move the recommendations and report of this Committee.

Motion

Coady-Davis\Bennett

Be it resolved that these recommendations and report would be adopted as circulated. This motion carried by a vote of 6-0.

Councillor Whiffen noted that with regard to Home Based Businesses he has been approached several times now in the last couple of months regarding businesses that are operating at commercial facilities about the competition with Home Based Businesses. There is a legitimate argument to be had from the commercial operators as they incur significant overhead, labour costs, taxes and higher taxes than those people that are operating out of their home doing similar business. The Town does encourage Home Based Businesses to start a business that will hopefully move into a commercial location, but in some instances commercial operators are losing staff because once the staff member build a clientele they leave the commercial location to their home where they get to experience a reduced tax rate and they take their clients with them. It is a struggle for the commercial operator, but we are looking at this issue and hope to have something resolved that will satisfy both types of businesses.

Mayor Manuel stated we want Home Based Businesses to become successful and to move into commercial locations eventually. Council would like to do whatever we can to level the playing field. There are a lot of businesses in Town that operate not above board and it is difficult to seek them out. We do check social media and bulletin boards in Town and if we see businesses and if they are not registered they are contacted to set them up to pay business taxes. If anybody feels like they know of businesses that are operating without paying their business tax, please let us know anonymously and we can follow up on them.

The following Resolution was presented by Deputy Mayor Browne:-

Resolution GF-W 2019-284

GAS TAX AGREEMENT AMENDMENT 2019-2024

WHEREAS: the funding for the Federal-Provincial Administrative Agreement on the Federal Gas Tax Fund for 2019-2024 has been amended;

AND WHEREAS: the Town of Grand Falls-Windsor has reviewed the allocations for the Amendment based on the 2016 census population data;

THEREFORE BE IT RESOLVED: that the Town of Grand Falls-Windsor Council approves the Ultimate Recipient Gas Tax Agreement 2019-2024 received on June 18th, 2019.

Motion

Browne\Bennett

Be it resolved that Resolution GF-W 2019-284 for the Gas Tax Agreement Amendment 2019-224 be adopted as presented. This motion carried by a vote of 6-0.

The following Tender for Traffic Signal Upgrades 2019 -17-MYCW-20-00085 was presented by Deputy Mayor Browne:-

Tender Summary

Traffic Signal Upgrades 2019

17-MYCW-20-00085

<u>Company Name</u>	<u>Amount</u>	<u>HST</u>	<u>Total</u>
ECO Contracting Ltd.	\$ 85,570.00	\$12,835.50	\$ 98,405.50
Black & McDonald Ltd.	\$127,205.00	\$19,080.75	\$146,285.75

Motion

Browne\Coady-Davis

Be it resolved that the Tender for Traffic Signal Upgrades 2019, 17-MYCW-20-00085 would be awarded to ECO Contracting Ltd. in the amount of \$98,405.50. This motion carried by a vote of 6-0.

Mayor Manuel stated that the budget was for \$115,000 and it came in at \$98,405.50 which is good to see.

Economic Development, Tourism and Heritage

The following report was presented by Councillor Whiffen.

Aquaculture Site Tour

On August 8th, 2019 members of Council and some staff had a tour of a Cooke Aquaculture Farm site near St. Alban's. The purpose of the tour was educational and for the purpose of reinforcing Council support for the industry.

Council recommends staff remain engaged with key industry partners and identify any business development opportunities for Grand Falls-Windsor as they emerge.

Meeting with Grieg Aquaculture

The Business Development Officer met with Senior Managers of Grieg Aquaculture in Marystown on August 1st, 2019. The purpose of the meeting was to increase our knowledge of the aquaculture industry and to build strong relationships.

Council recommends staff continue to work with key industry business partners.

Cold Harvest Conference

The Cold Harvest Aquaculture Conference is scheduled for September 24th – 26th, 2019 in St. John's. This Conference will be attended by the Chief Administrative Officer\Clerk, the Business Development Officer, Councillor Whiffen, Councillor Bennet and Mayor Manuel.

Aquaculture Mission

Staff are exploring the options of a familiarization to Campbell River, B.C. on October 7th – 10th, 2019 tentatively. Once planning is more complete Council will decide on its participation and the delegates that will participate.

Council recommends staff continue with their planning.

Genomics

On August 6th, 2019 in Toronto the Business Development Officer met with partners involved in hearing loss genomics research being carried out in Grand Falls-Windsor. The purpose of the meeting was to discuss additional research opportunities to compliment current activities.

Council recommends that the Business Development Officer continue to work with these partners and identify any new opportunities for Grand Falls-Windsor.

Giant Flea Market

The Committee discussed the Giant Flea Market with respect to the high demand from the public for access to tables resulting in the need for a waiting list. At the same time, people are waiting for space to participate. It is routine to have individuals and groups not show up on the day of the event.

To address this issue the Committee recommends that a fee of \$25.00 per table be implemented so that Council will have a greater assurance of individual participation.

Hotel Feasibility Study

The Committee reviewed the draft Hotel Feasibility Study submitted on July 6th, 2019 and recommends that staff follow up with the Committees feedback so the report can be finalized.

Welcome NL

The Committee reviewed a report from staff responsible to implement the “Welcome NL” Program. The report highlighted ongoing efforts to develop partnerships that can support the project and that five (5) events are planned. These events include an International Food Exchange, a Baseball-Cricket Demonstration, a Career Fair, a Lunch & Learn and some Focus Groups. The Steering Committee is also planning some public awareness through local media.

The Committee recommends the Co-ordinator and Steering Committee continue in their efforts.

Town Video

The Economic Development Officer continues to work on identifying individuals and families who may be interested in participating in testimonial videos about their experience living in Grand Falls-Windsor.

The Committee recommends that the Economic Development Officer continue this work so that videos can be reviewed by Council in the fall.

Town Website

The Committee discussed the results of the “Request for Proposals” that were received in May 2019 and recommends that no contract be awarded at this time.

The Committee recommends that staff start the process of developing an RFP that will address all the Towns marketing strategy needs including its website, measures to attract visitors, measure to attract residents, measures to attract and retain businesses and measures to attract retirees.

Stakeholder Engagement

The Committee discussed the need for greater tourism stakeholder engagement in the development of the tourism industry in Grand Falls-Windsor.

The Committee recommends that staff co-ordinate a tourism stakeholder meeting in the fall to discuss tourism opportunities related to product development and packages.

Mineral Resources Trade Show

The Committee discussed participation in the next Mineral Resource Trade Show and recommends that Council participate in the 2019 Fall Trade Show.

I move the recommendations and report of this Committee.

Motion

Whiffen\Feener

Be it resolved that these recommendations and report would be adopted as circulated. This motion carried by a vote of 6-0.

Councillor Bennett advised that he received a phone call about the Giant Flea Market from a resident that is concerned about the charge for the next Flea Market of \$25.00. Most flea markets have a fee to pay and \$25.00 is the normal fee. Some people are booking tables and not showing up and there is a waiting list of people that want a table and can't get one, so the fee is to ensure that the people booking the tables do show up. Not-for-profit organizations will get their fee refunded back to them. He said he will support the fee for the next Flea market, but would like to bring it back to the Committee for discussion.

Councillor Coady-Davis also advised that she had several phone calls about the Flea Market fee because a lot of people don't make \$25.00 at the Flea Market and only go to the Flea Market for the social aspect. The Giant Flea Market used to be outside with no limit on tables, but it was difficult because the weather did not always co-operate so that is why we moved it inside. She did agree that the fee will eliminate the no shows, but do feel that the \$25.00 fee is a little steep for some. There are fees at other events and craft fairs, but the items at our Flea

Market are different. The idea for the Flea Market was to eliminate traffic congestion on roadways from yard sales by offering it in a facility to prevent the difficulty of people parking on the road, or frustrating neighbourhoods by driveways being blocked. It is a well enjoyed event and a social event for the community. Some people spend hours making crafts that they sell for \$25.00 so for them to pay \$25.00 for a table it make their profit margin very low. She would like to see this topic discussed again.

Councillor Feener advised he agreed with the \$25.00 fee. The Farmers Market is growing and they have to close down for the Flea Market. He would like Council to look down the road at accommodating the Farmers Market.

Councillor Whiffen advised that we have always been part of the Cold Harvest Conference since the south coast aquaculture has developed, and we have had some success with our businesses providing supplies to what's existing down there. In the last two (2) years, we have seen some significant movement in development on the south coast and it is looking like we are going to benefit from that. Attending these Aquaculture Conferences really opens doors to opportunities for Grand Falls-Windsor. We are becoming a service hub for these businesses. We have seen other companies showing interest such as Gael Force, Scale AQ, MOWI all posting jobs here so movement has been happening really quickly in the last year and a half. His message on this is that it is going to take off and when it does it will be huge. The industry is having difficulty attracting skilled workers in this trade, so there are careers to be had in the aquaculture industry so he encouraged young students to start investigating where some of these careers are. It is very technological.

Councillor Whiffen commented that the hot topics around Town is the Hotel Feasibility Study and he is looking forward to having the Study available. We have already had some parties that have some potential interest in that report so that will be great for tourism in Grand Falls-Windsor.

Mayor Manuel advised there are a lot of aquaculture opportunities. We have engaged with some of the businesses moving to Grand Falls-Windsor to set up visits to the local High School to present to students and show them the opportunities that exist. Science, technology based, engineering, robotics, is not your conventional salmon fishing at all. The Mayor suggested that the local College could work with the industry to identify the skill sets that are necessary and start offering programs to train people so we get an additional benefit from that. He had the opportunity to go to the Aquanor Conference Trade Show. There were 36,000 delegates there and it was amazing to see the size of the industry. The supply chain is huge and for us, we continue to say because we have been working on quality of life initiatives and our recreation facilities, parks and green spaces, walking trails, ski trails, program, events, these things are going to pay off when it

comes to professionals who are looking to be relocated. It is important to compile a package of information showing what Grand Falls-Windsor has to offer. A lot of these positions are going to require a lot of people moving in from out of the Province and unless we put what Grand Falls-Windsor has to offer in front of these individuals they won't have a fair picture or any idea of where they may be relocating so it would be beneficial to do that. We will be going to the Cold Harvest Conference again and it is a real industry with real jobs. When the Mayor was in Norway he attended with an Atlantic Canada Delegation of about sixty (60) people. It was sponsored by Atlantic Canada Opportunities Agency and they went over there and visited a processing plant, a cleaner fish factory, a feed mill, barges and Trade Show. No matter where they went technology was at the forefront, very cutting edge industry, very innovative and really a sustainable industry. Aquaculture can produce the same amount of protein in an aquaculture farming cage that a farmer's field would need 2,000 times as much space to produce. We have a coast line that has had aquaculture activity for decades, but it is still very bright for bigger ventures and these companies are moving here. We were the only municipality that were presenters, so we are on the map. They are aware of Grand Falls-Windsor and we want to support their needs and encourage them to set up in Grand Falls-Windsor and to support our community commercially.

Councillor Bennett noted that he went to the aquaculture meeting last fall and he was very impressed from the beginning to the end. When he was in British Columbia for the meeting every employee he spoke to involved in marine harvest never called it a job they called it a career. Every employee enjoyed their career, so every student should look into this as a career.

Mayor Manuel stated that tourism stakeholders is something that we should look at more than ever now. We want to capitalize more on the tourism industry and we have been talking about what that means and the need to strategize on how to get there. A good start is to bring together all the stakeholders in the region to make sure that we are working together and share ideas, because as a community we do not do that as well as we should in terms of helping each other and supporting each other when it comes to the benefits it can reproduce with the strength in numbers.

Mayor Manuel advised he is willing to go back and take another look at the fee for the Giant Flea Market. He did feel like cost and registration is a common thing for these flea markets and it is disappointing to see ten (10) to fifteen (15) vendors disappointed because they could not get a table and then people don't show. We have to be careful with giving anyone special treatment unless it is warranted and information or proof that they did not make much in sales at the Flea Market. He is in favour of the \$25.00 fee and it should be noted that the not-for-profit groups will have the \$25.00 fee refunded. He is looking forward to

discussing this in the future. In regards to the Farmers Market, there may be an opportunity for the Farmers Market to sell in the back parking lot at the Stadium or next to the Stadium on that day to be part of this Flea Market. It is worth thinking about because we do support the Farmers Market.

Committee of the Whole

The following report was presented by Deputy Mayor Browne.

Parking at Gorge Park

The Committee discussed citizen complaints about parking spaces that are occupied by trucks with trailers in the lower parking lot at Gorge Park.

The Committee recommends that staff erect signage that will prevent vehicles with trailers from parking in the lower parking lot. It was also recommended that signs be placed directing vehicles with trailers to park in the upper parking lot where there is much more space. Staff are asked to investigate the options of adding angled parking along the road leading towards the boat launch and compile a cost estimate of this possible expended parking area.

ATV Use

The Committee discussed the problem of ATV use in the area of Main Street and the Recycling Depot. Council has received many complaints about riders driving loud machines and stunting in this area. Over the coming weeks the RCMP, Town of Grand Falls-Windsor, Department of Natural Resources and the Department of Environment and Wildlife will be co-ordinating enforcement and educational efforts in this area. Mayor Manuel and our Chief Administrative Officer\Clerk will remain engaged with these partners and assist in getting the message of responsible use of trails out to the public.

The Committee recommends that staff work on a community wide dedicated strategy for encouraging the responsible use of ATV's and snowmobiles on and off the T'Railway along its entire length through the community. Staff are asked to develop some engineered solutions and cost to control the ATV traffic in the area of the Recycling Depot. The Committee also requests that proposed solutions include consultations with the T'Railway Association and other partners.

Loud Motor Vehicles

The Committee discussed a citizen's complaint about loud motor vehicles. Staff informed Council that enforcing any law that controls or limits loud vehicles is very difficult because it is hard to reliably measure decibel levels and it is ultimately a Provincial issue. No other jurisdictions in Newfoundland are known to have more extensive Noise Regulations than Grand Falls-Windsor. The Town of Torbay recently adopted the same regulations Grand Falls-Windsor adopted in 2012 with respect to Section 7 of the Voice and Nuisance Regulations.

Municipalities Newfoundland and Labrador Annual Conference

The Municipalities Newfoundland and Labrador Annual Conference is scheduled for November 14th – 16th in St. John's.

The Committee recommends that Council send delegates to this Conference.

SAM Meetings

The Stewardship Association of Municipalities has meetings scheduled for September 20th and 21st, 2019 in Gander.

The Committee recommends that Councillor Bennett attend these meetings on behalf of Council.

Demolition Order

The Committee discussed the property at 27 Circular Road that was destroyed by fire May 30th, 2019.

The Committee recommends that a demolition order be approved by Council due to the fact that the house is beyond repair and therefore a safety hazard to the neighbourhood and negatively impacts the surrounding property values.

Clean-Up Orders

The Committee discussed a request from staff to approve seventeen (17) residential\commercial clean-up orders. All properties have been inspected by Town Inspection Staff two (2) or more times with no discernible effect.

The Committee recommends that clean-up orders be issued on the following property addresses:-

1. 24 Seventeenth Avenue
2. 22 Monchy Road
3. 17 Eleventh Avenue
4. 9 Rices's Avenue
5. 46 Seventeenth Avenue
6. 44 Seventeenth Avenue
7. 17 Monchy Road
8. 21 Sutherland Drive
9. 44 Memorial Avenue
10. 1A Lind Avenue
11. 31 Earle Street
12. 11 Sixteenth Avenue
13. 37 Andrews Crescent
14. 30 Lincoln Road
15. 2A Eighteenth Avenue
16. 18 Third Avenue
17. 10 Wheeler's Avenue

Committee Meeting Schedule

The Committee discussed the Meeting Schedule options for Council Standing Committees that would be most convenient for Elected Officials.

The Committee recommends that Council Standing Committee meetings will be scheduled for 5:00 P.M. during Committee week and Committee of the Whole week. If there is a circumstance that a Committee meeting is cancelled it is the responsibility of the respective Chair to consult its Committee members to decide on deferring to the next round of Committee meetings or to identify another day where the meeting can be re-scheduled at 5:00 P.M.

Emergency Planning Committee

The Committee discussed the representation of Council on the Emergency Planning Committee.

The Committee recommends that Councillor Bennett be added to this Planning Committee in addition to Mayor Manuel and Councillor Coady-Davis who are already appointed.

Blackmore Street

The Committee reviewed a request from Mr. Frazer Paul to partner in the completion of concrete work and asphalt adjacent to dwellings already constructed. This work was not completed in the original construction because the developer went bankrupt.

As per the July 4th, 2019 letter from Mr. Frazer Paul, the Committee recommends that Council be a forty percent (40%) partner in completing this work. The sixty percent (60%) balance will be cost shared by Mr. Paul and Mr. Fifield. If the Town leads the completion of this work, then the sixty percent (60%) must be paid in advance to the Town before a tender can be awarded.

As per item two (2) in the letter, the Committee recommends that staff work out the details of land needed for access to the property with the knowledge that this land will revert back to the Town when work is complete.

As per item three (3) in the letter, the Committee recommends this be denied. It is the developer's responsibility to apply for the Crown Lands they require.

As per item four (4) in the letter, the Committee recommends this be denied. Council cannot be responsible for purchasing private land.

As per item five (5) in the letter, the Committee recommends that this request be denied. Council will consider issuing construction permits only after a development agreement is established.

As per item six (6) in the letter, the Committee recommends that this request be denied because Council is not responsible for municipal assessments.

As per item seven (7) in the letter, the Committee recommends that this request be approved. The invoice for \$22,500 is deemed to be the responsibility of the previous owners who went bankrupt.

Finally, Council recommends that all the recommendations proposed for Blackmore Street are conditional on the completion of the necessary concrete and asphalt work.

YMCA Financial Request

The Committee discussed the YMCA Boards request for a \$100,000 grant to offset their reported \$113,620 projected loss.

The Committee recommends this grant be approved and the financial status of the YMCA be reviewed annually.

I move the recommendations and report of this Committee.

Motion

Browne\Feener

Be it resolved that these recommendations and report would be adopted as circulated. This motion carried by a vote of 6-0.

Councillor Feener advised that with regard to the parking at Gorge Park he just wanted to verify that speed bumps are going ahead.

Mayor Manuel noted that we have approved two (2) speed bumps. One is coming down the hill and one is just before you enter the Park at the lower part of the hill.

Deputy Mayor Browne advised that clean-up orders are an ongoing issue for Grand Falls-Windsor and it is unfortunate that it has to come to ordering a clean-up order, but there are no options to us. People have come to us about not so pretty residences in their neighbourhood, so this will eliminate that. We did meet and review the regulations with respect to clean-up orders and how we can improve and add a little more zip to our orders so that people comply initially. We talked about a \$500 fine to clean-up your residence in ten (10) days, so we look forward to bringing it to a meeting in the future. Our goal is to have every property and commercial property looking good.

Mayor Manuel advised that clean-up and demolition orders can get frustrating. As staff we try to be diplomatic with the approach as to here is why a resident is not in compliance with the regulations and here is what we would like done in regards to clean-up. A lot of times residents will acknowledge it and follow the directions. In other cases people just brush it off and do not comply. Ultimately, when we issue clean-up orders or demolition orders they are given an option to appeal and that process takes a couple of months to follow the procedure, so it is frustrating for people in the neighbourhood.

NOTICE OF MOTION

None

OTHER BUSINESS

Deputy Mayor Browne wished "Happy Birthday" to Ms. Daphne Blackwood who is celebrating her 90th Birthday. He expressed congratulations to Mr. Sean Walsh who was elected Grand Master of the International Order of Oddfellows for Atlantic Canada. He advised that the Special Olympics are hosting the Provincial Bocce Competition on September 7th and 8th at Shanawdithit

Centennial Field and they are looking for volunteers. He also noted that the Perfectly Centered Culinary Festival was another fantastic event with ten (10) to eleven (11) food stations and the food was spectacular. He congratulated the Director of Parks and Recreation as it was a very well planned out and organized event. He expressed congratulations to the Farmers Market on their success. He was very impressed with the crowd that attended the Grand Opening.

Councillor Coady-Davis expressed congratulations to the Queen Street Dinner Theatre on another very successful summer. All performances were very well attended and there were fantastic reviews. She noted some students are heading off to University and wished them safe travels and all the best in their studies. She also noted other students are heading back to school for Grades K-12 and wanted to remind motorists to please be careful around School Zones as schools are re-opening next week.

Councillor Bennett announced that the Summer Programs were all done and he would like to thank our summer sports program staff on another successful year. He congratulated Tammie Greening, Jordan Head and the coaching staff for the Exploits Soccer Association on the phenomenal job. The summer kids had lots of fun. He also congratulated Doug Kelly and his Executive, Jamie Jenkins and the coaching staff of the Grand Falls-Windsor Minor Baseball Association and the "AA" PeeWee All-Star Team who won the Provincials and will be going to the Atlantics in Springhill, Nova Scotia. He congratulated the four (4) Female Baseball players in the U16 with Team Newfoundland and Labrador Holly Russell, Brianna Saunders, Claire Dwyer and Katie Penney who all played exceptionally well on the mainland. We also have three (3) players on the U14 National Team Newfoundland and Labrador Deidre Lyver, Holly Russell and Faith Coady-Davis. He wished them all the best.

Councillor Feener advised that on August 24th the Farmers Market had their Grand Opening. There were thirty (30) vendors that took part, so it has grown tremendously over the last couple of years. A total of eighteen hundred (1,800) customers passed through the tent and the revenue generated was in excess of \$25,000. On behalf of the Board of Directors of the Farmers Market they asked me to express their gratitude to Council and staff for their support and help and look forward to doing more business in the future.

Mayor Manuel noted it was great to see the Farmers Market succeed and extended congratulations. He wished "Happy Birthday" to Hazel Head who is celebrating her 100th Birthday. He advised that there has been a lot of discussion around Town lately regarding the number of break-ins. The Chief Administrative Officer\Clerk and I met with the Staff Sergeant of the RCMP yesterday. As we know the RCMP try to do whatever they can with the resources that exist, but we also know that the RCMP are under-resourced in Grand Falls-Windsor. We feel

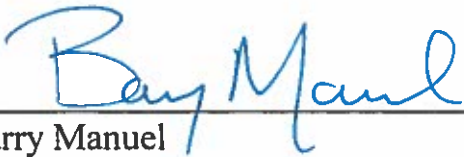
the resources around the Province are not evenly distributed when it comes to matching the number of resources with the amount of crimes in a particular area. It is time for that to change and we will continue to lobby to have increased police presence here in Grand Falls-Windsor. We need to have our Municipal Police out on occasion in the night time patrolling, but people need to understand that if that were to happen they do not have jurisdiction to enforce the Highway Traffic Act. Our Municipal Enforcement Officers are very well trained, but they are not trained to deal with situations when it comes to criminal behavior with the exception of our Police Chief who is a retired RCMP Officer and with that brings potential liabilities, but again we need to ensure we have our Municipal Enforcement Officers out in the area to report mischievous things or to be visible in the community. Residents would like to see the Municipal Police more active and although those facts are a reality it does not mean we can be out there and support the RCMP by making reports and being visible and acting as a deterrent against some of these crimes.

Motion


Whiffen\Coady-Davis

Be it resolved that the meeting of the Grand Falls-Windsor Town Council would be adjourned until the next regular scheduled meeting of Tuesday, September 10th, 2019. This motion carried by a vote of 6-0.

The meeting adjourned at 9:05 P.M.



Barry Manuel
Mayor



Darren Finn
Chief Administrative Officer\Clerk